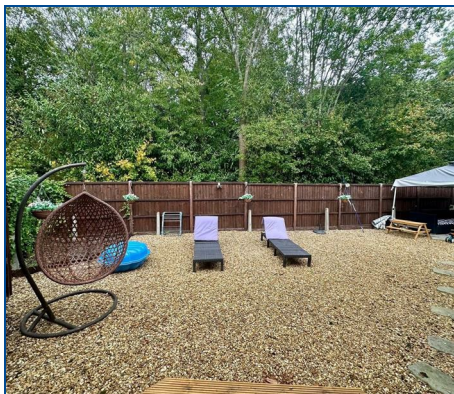


Peterborough
Telephone: 01733 560 650
Email: Lettings@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX

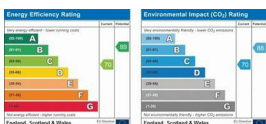


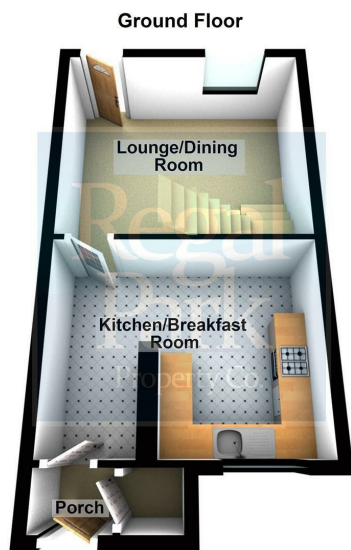
Hedgelands, Werrington, Peterborough, PE4 5AD £975 Per month

CLOSE TO LOCAL AMENITIES* *POPULAR LOCATION* *DRIVEWAY & GARAGE

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Werrington. The property is situated close to local amenities and is within easy access to A15 and comprises of: Entrance, Kitchen/Breakfast Room, Lounge/Dining Room, 2 Bedrooms and a Bathroom. There is a Driveway providing off road parking leading to a Single Garage and enclosed low maintenance rear garden. Viewings Highly Recommended.

EPC: C





Porch

Tiled flooring, door to storage cupboard, door to:

Kitchen/Breakfast Room

11'1" x 13'10" max (3.38m x 4.22m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer and cooker, pull out extractor hood over, uPVC double glazed window to front, two radiators, tiled flooring, telephone point, smoke detector, door to:

Lounge/Dining Room

12'0" x 13'10" (3.67m x 4.22m)

UPVC double glazed window to rear, two radiators, laminate flooring, telephone point, TV point, stairs, uPVC double glazed door to garden.

Landing

Fitted carpet on the stairs, laminate flooring on the landing, smoke detector, door to:

Bedroom 1

8'9" x 13'10" (2.67m x 4.22m)

UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 2

11'1" x 7'5" (3.38m x 2.26m)

UPVC double glazed window to front, radiator, laminate flooring.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to front, radiator, vinyl flooring, cupboard housing hot water cylinder.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage with power and light connected, rear personnel door.

The rear garden has a small decking area, laid to gravel, mature flowers and trees, gated access.