



42 Danish Court  
Werrington PE4 5EN  
£205,000

## 42 Danish Court

### Werrington PE4 5EN

Located in the popular area of Werrington, we are pleased to offer this end terraced, three bedroom family home in Danish Court, Peterborough. Situated close to schools, local amenities & having good links directly into the heart of the city. This would make an ideal home or investment property.

Upon entering the property you'll be greeted by a pleasant & airy entrance hall with staircase leading to the first floor. On the ground floor, you'll find a generous sized living room, filled with light & French doors opening into the garden space. A sperate dinning room with ample space for a dining table with window overlooking the rear garden. The newly fitted kitchen is of good size, with plenty of cupboard space, with window looking to the front of the home. Upstairs, off the landing you'll find the family bathroom & three well presented, bright & airy bedrooms, with a generous sized master looking to the front of the property. The whole property has recently been fitted out with new carpets.

To the rear of the property, you have a well maintained enclosed garden, laid to lawn with a patio area to the side of the home. At the front of the property you have paved off road parking, a garden area laid to lawn & side access to the rear of the home.

Tenure: Freehold  
Council Tax Band: A





Entrance Hall:

Living Room:  
10'2" x 16'10" (3.10m x 5.15m)

Dining Room:  
8'1" x 10'7" (2.47m x 3.25m)

Kitchen:  
11'4" x 5'10" (3.46m x 1.78m)

Landing:

Bedroom One:  
10'0" x 16'10" (3.07m x 5.15m)

Bedroom Two:  
8'1" (max) x 9'1" (max) (2.47m (max) x 2.77m (max))

Bedroom Three:  
7'11" (max) x 7'4" (max) (2.43m (max) x 2.26m (max))

Bathroom:  
6'4" x 5'6" (1.95m x 1.68m)



Floor Plan



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

