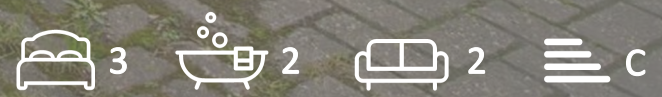




17 Canterbury Road

Werrington PE4 6PE

£280,000



17 Canterbury Road

Werrington PE4 6PE

In brief the property comprises, front entrance door leading into a generous sized hallway with various doors leading off, to the rear of the hallway, access into a good sized lounge area with feature surround fireplace housing gas fire, from here, opens up into an extended dining area with uPVC double glazed patio doors leading out onto a timber decked garden seating area. With a generous sized fitted kitchen/breakfast room, off the dining area, which comprises of, stainless steel single drainer sink unit with mixer tap with storage units under, further range of wall and floor level fitted units with breakfast bar, with space for a cooker and plumbing for washing machine, the kitchen also benefits from two built in storage cupboards, dual aspect uPVC double glazed windows to both rear and side aspect. Off the hallway access into a good sized master bedroom with en-suite facilities, two further bedrooms and a re-fitted bathroom with a three piece white suite, serves the remaining bedrooms. Outside to the front, enclosed front garden with bloc paved driveway providing off road parking with gated access leading to further parking space with access to a detached single garage with power & light connected. An enclosed private north east rear garden, with two separate seating decking areas, the main garden being of low maintenance artificial lawn with shrub side borders and wooden garden shed.

Tenure: Freehold
Council Tax Band: C



Entrance Hall

Lounge Area
16'0" x 10'11" (4.88m x 3.33m)
Opening through to

Dining Area
12'0" x 9'10" (3.66m x 3.00m)

Kitchen/Breakfast Room
17'10" x 12'11"m max decreasing to
10'5" (5.44m x 3.95mm max decreasing
to 3.2m)

Bedroom 1
14'11" x10'9" (4.57m x3.30m)

Ensuite
Three piece suite comprising; shower
cubicle, low level WC, hand wash
basin.

Bedroom 2
9'10" x 9'1" (3.02m x 2.77m)

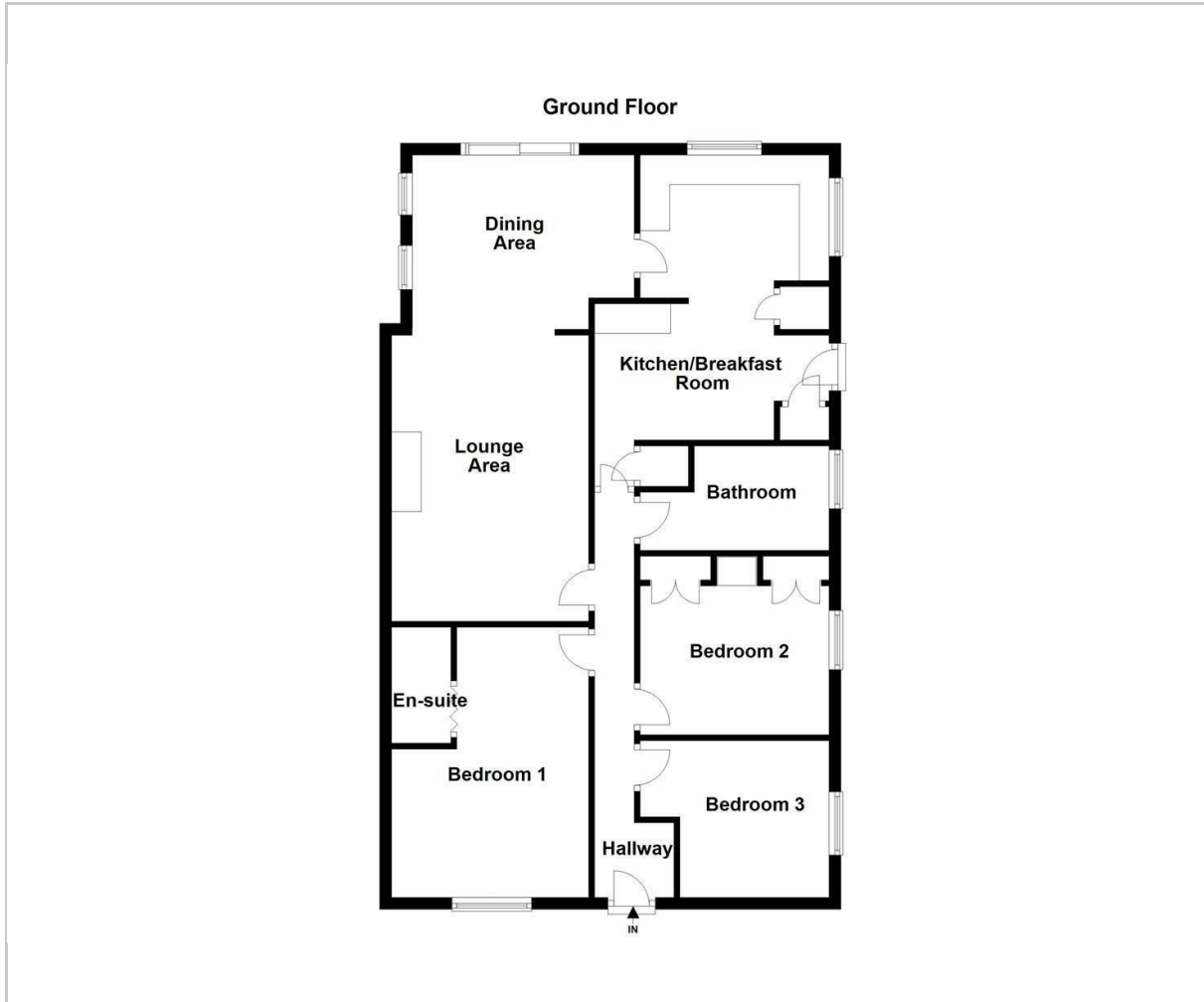
Bedroom 3
8'7" x 8'2" (2.64m x 2.51m)

Family Bathroom

Garden
To the side of the property is a
driveway leading to a single garage
and rear garden with good sized
decking area and artificial lawn area.



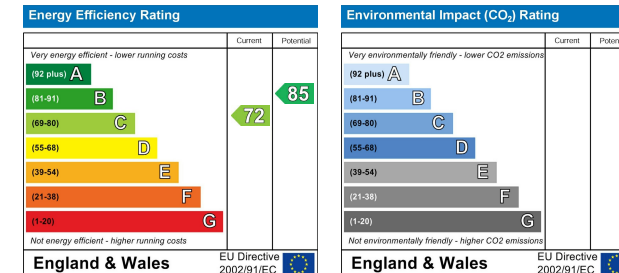
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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