



18 Edinburgh Avenue  
Werrington PE4 6PL  
£290,000

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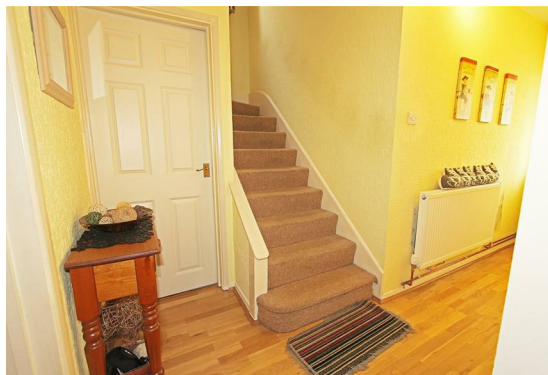
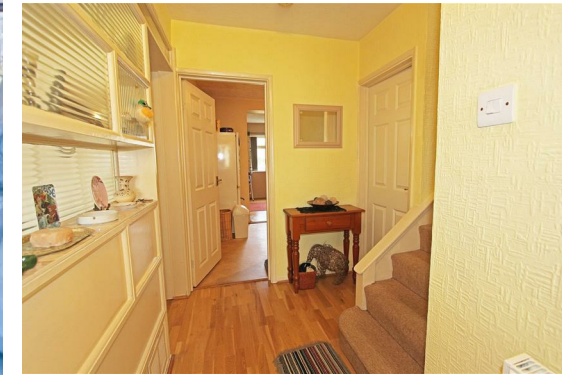
Set within Werrington village and well placed with a great range of local amenities close by and transport links into the centre of Peterborough, is this well-presented, and spacious extended semi-detached house, which in brief comprises.

Entrance porch leading into an inner hallway, with stairs leading to the first floor, and a two piece downstairs cloakroom, to the side of the hallway, a spacious family lounge off the hallway with stone surround fireplace with window to the front aspect, from here, door to the rear of the lounge leads into a good size dining area with two PVCu double glazed windows to the rear aspect with wood flooring, opening into the kitchen area with a range of wall and floor units with space for a cooker, plumbing for washing machine and door to the side leading into the side porch with doors leading to both front and rear aspects.

To the first floor is access to three double bedrooms, family bathroom with a two piece suite, and a separate cloakroom.

Outside the front garden with a block paved driveway providing off road parking leading to the single garage with power and lighting connected. An enclosed rear garden is mainly laid to lawn with a decked seating area, flower and shrub borders and trees.

Tenure: Freehold  
Council Tax Band: C





Entrance Porch:

Entrance Hall:

Lounge: 7.95m x 3.39m  
(26'1 x 11'1)

Dining Room: 6.74m x 2.78m  
(22'10 x 9'1)

Kitchen: 2.56m x 3.57m  
(8'5 x 11'8))

Rear Porch:

First Landing:

Bedroom One: 3.66m x 3.63m  
(12' 11'10)

Bedroom Two: 3.41m x 3.66m  
(11'2 x 12')

Bedroom Three: 3.60m x 2.53m  
(11'10 x 8'4)

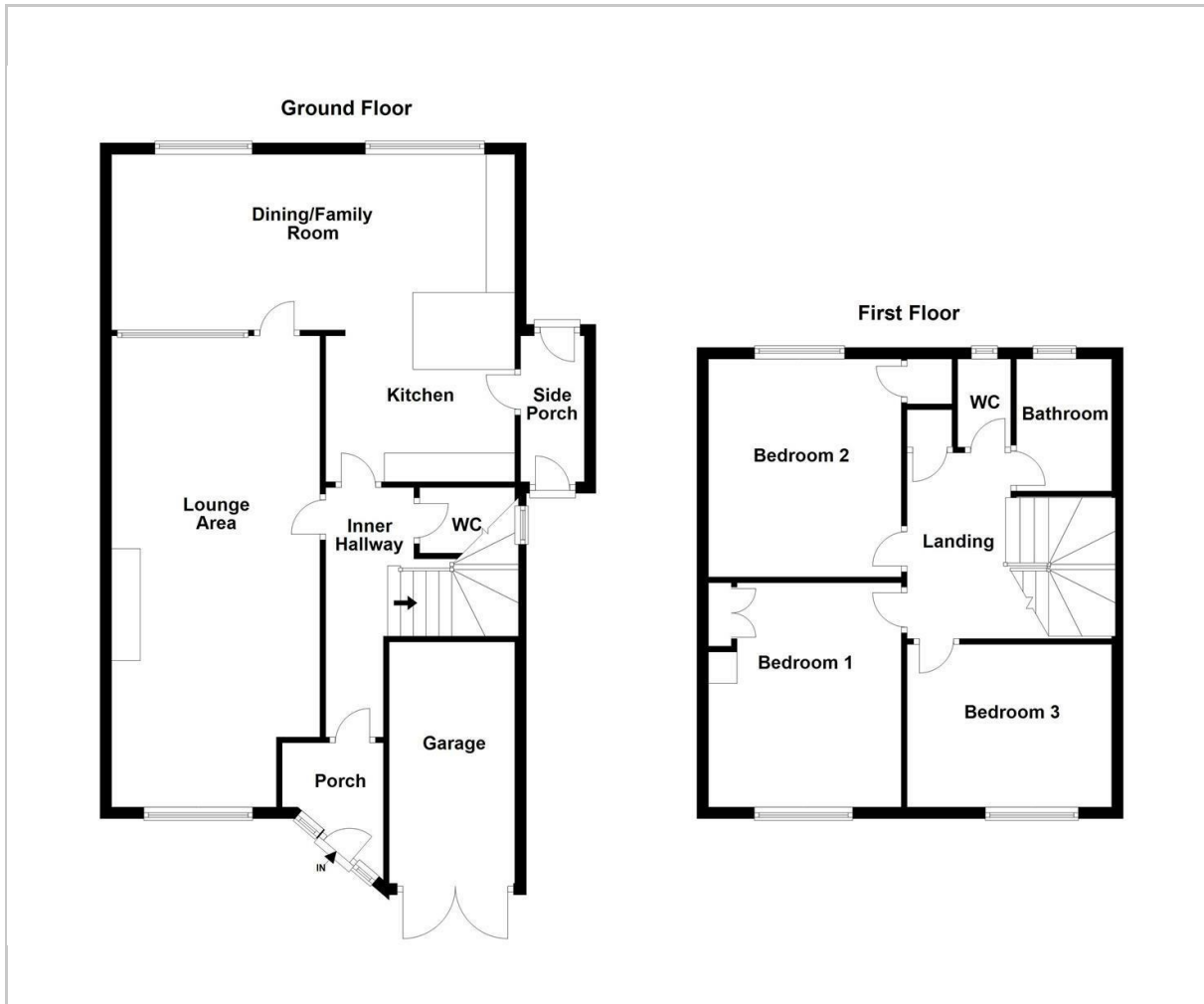
Cloakroom:

Bathroom:

Garage: 5.11m x 2.44m  
(16'9' x 8')



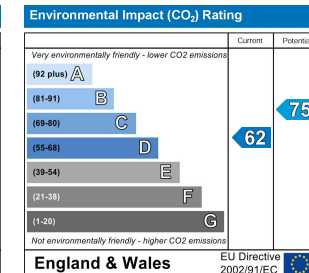
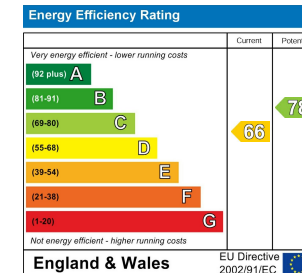
## Floor Plan



## 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.

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