

PropertyLine



## 59 Wainwright

Werrington, Peterborough, PE4 5AG

£65,000



First floor studio flat situated in a quiet cul-de-sac. Located in the popular area of Werrington, close to the local amenities.

Accommodation comprising of living room, kitchen, shower room and changing/storage room.

Benefits include private off street parking.



**Lounge 14'08 x 8'8 (4.47m x 2.64m)**  
Upvc window to the side, wooden fire door to enter property, electric heater, carpet flooring, archway.

**Kitchen 8'05 x 5'10 (2.57m x 1.78m)**  
Window to the side of the property, matching wall and base units, stainless steel sink, plumbing and space for washing machine, electric cooker, vinyl flooring.

**Storage Area 8'03 x 4'00 (2.51m x 1.22m)**  
Built in wardrobe, door leading to bathroom, fuse box, carpet flooring.

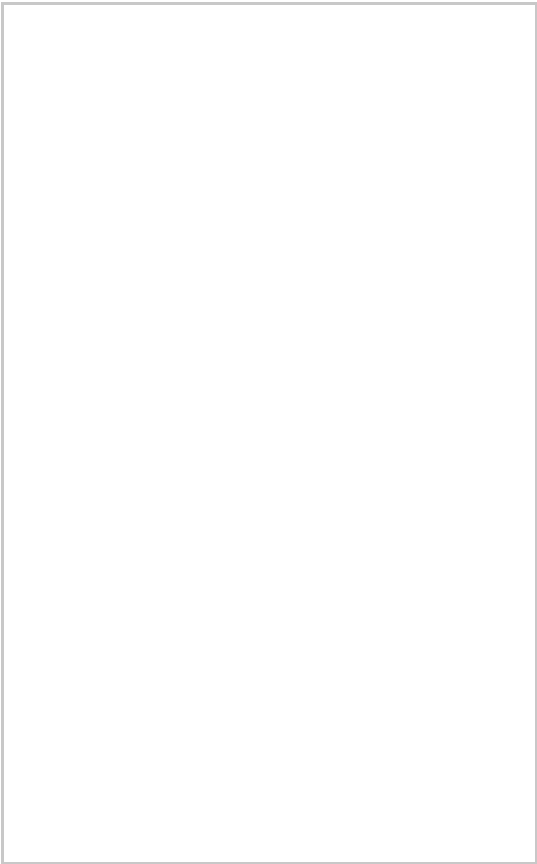
**Bathroom 8'06 x 4'01 (2.59m x 1.24m)**  
Window to the side of the property, Shower cubicle, W/C, hand basin, vinyl flooring.

**Outside**  
Allocated parking, garden area.

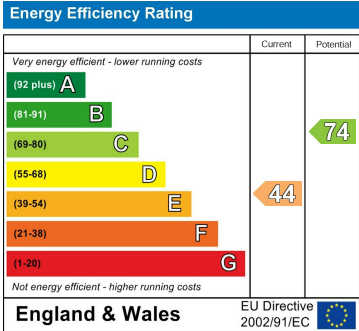
Area Map



Floor Plans



Energy Efficiency Graph



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.