



**Woodhall Rise, Werrington Peterborough PE4 5BU**

**welcome to**

## **Woodhall Rise, Werrington Peterborough**

NO ONWARD CHAIN! Fantastic opportunity to own this well presented Semi - Detached Family Home. In brief the accommodation comprises of Entrance Hall with opening to the Inner Hallway with stairs to the first floor landing and doors to garage, Fitted Kitchen with a range of base, eye level units, workspace, stainless steel 1/4 bowl single drainer sink unit, space for cooker, fridge/freezer, plumbing for washing machine, Lounge/Diner had double glazed sliding doors to the the garden. First Floor Landing has doors to the three good sized bedrooms, two piece Family Bathroom and Separate WC. Outside frontage open plan driveway providing off road parking and leads to the Single Garage, rear Garden is enclosed and has various plants, shrubs and patio seating area.





**Ground Floor**



**First Floor**

**Entrance Hall**

5' 7" x 3' 5" ( 1.70m x 1.04m )

**Inner Hallway**

**Lounge/diner**

19' 8" x 10' 4" ( 5.99m x 3.15m )

**Fitted Kitchen**

11' 8" x 7' 4" ( 3.56m x 2.24m )

**First Floor And Landing**

**Bedroom One**

10' 6" x 10' 6" ( 3.20m x 3.20m )

**Bedroom Two**

10' 5" x 8' 9" ( 3.17m x 2.67m )

**Bedroom Three**

10' 6" x 7' 9" ( 3.20m x 2.36m )

**Family Bathroom**

5' 8" x 5' 8" ( 1.73m x 1.73m )

**Separate Wc**

5' 8" x 3' 9" ( 1.73m x 1.14m )

**Single Garage**

17' 8" max x 8' 3" max ( 5.38m max x 2.51m max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Woodhall Rise, Werrington Peterborough

- Semi- Detached House
- Three bedrooms
- Lounge/diner
- Fitted Kitchen
- Single Garage
- Corner Plot
- Non Overlooked Rear Garden
- No Upward Chain

Tenure: Freehold EPC Rating: D

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG120246 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](http://williamhbrown.co.uk)