

for sale

offers in excess of **£220,000**



Temple Grange Werrington Peterborough PE4 5DW

Situated towards the end of a quiet Cul-De-Sac is this three bedroom semi detached family home which is located in the ever popular Werrington. A GREAT PROPERTY AT A GREAT PRICE! Call us today!



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Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Laminate flooring, textured ceiling and doors off onto the lounge and cloakroom.

Cloakroom

Comprising of a two piece suite to include wash hand basin with taps over and a wc. Radiator, textured ceiling and frosted Georgian style UPVC double glazed window to the front.

Lounge

15' 2" x 13' 7" (4.62m x 4.14m)

Double radiator, Tv and telephone points, laminate flooring (continuous from the entrance hall), staircase to first floor landing, textured ceiling and Georgian style UPVC double glazed windows to the front and side with three quarter glazed double doors into the kitchen/diner.



Kitchen / Diner

15' 1" x 8' 8" (4.60m x 2.64m)

Comprising of a range of matching wall and base level units, worktops, single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill, four ring hob and extractor. Plumbing for washing machine, double radiator, gas boiler, laminate flooring, textured ceiling and Georgian style UPVC double glazed window to the rear. Half glazed UPVC double glazed Georgian style door to the side and fully glazed Georgian style French doors into the rear garden.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank with slatted shelving, exposed floorboards, textured ceiling with access to loft, Georgian style UPVC double glazed window to side and doors off onto bedrooms and bathroom.

Bedroom One

11' 2" to front of fitted wardrobes x 8' 10" (3.40m to front of fitted wardrobes x 2.69m)

Radiator, exposed floorboards, two sets of double doors into fitted wardrobes, textured ceiling and Georgian style UPVC double glazed window to front.

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)

Radiator, exposed floorboards, textured ceiling and Georgian style UPVC double glazed window to rear.

Bedroom Three

6' 3" plus door recess x 6' 2" (1.91m plus door recess x 1.88m)

Radiator, telephone point, exposed floorboards, textured ceiling and Georgian style UPVC double glazed window to front.

Bathroom

Being fully tiled and comprising of a three piece suite to include bath with taps and shower over with shower rail, vanity wash hand basin with taps over and a wick with concealed cistern. Radiator, textured ceiling with recess lighting and frosted Georgian style UPVC double glazed window to the rear.

Outside

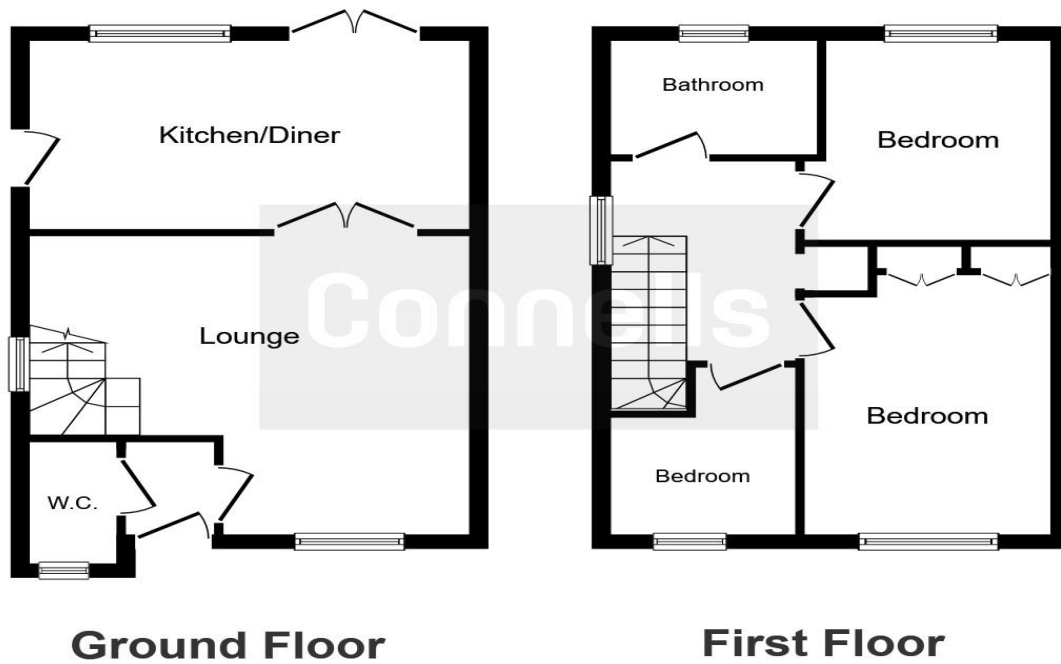
The front garden has mature and established planting. A driveway provides off road parking and in turn leading the to garage.

The rear garden is laid to lawn with mature planting and is surrounded by a timber built fence.

Garage

Single garage fitted with a metal up and over door. Power and lighting connected, eave storage and courtesy door the side





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

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Property Ref: WRN305058 - 0009

Tenure: Freehold

EPC Rating: D

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