

for sale

£240,000



## Canterbury Road Peterborough PE4 6PD

### WERRINGTON VILLAGE

Chain free and ready for a new owner is this lovely semi detached village property. With three bedrooms, lounge, dining room, off road parking, garage and front/rear gardens. Be one of the first to view on 01733 579412





# Canterbury Road Peterborough PE4 6PD

## Entrance Porch

Half glazed UPVC double glazed door with matching frosted windows to either side into the entrance porch. Textured ceiling and a fully glazed patterned door through to the lounge.

## Lounge

18' 6" to include stairwell x 11' 10" plus chimney breast ( 5.64m to include stairwell x 3.61m plus chimney breast )  
Radiator, staircase to first floor landing, TV point, coving to textured ceiling, feature fireplace with stone surround and hearth and a double glazed window to the front. Walkway through to the dining room.

## Dining Room

9' 5" x 9' 5" ( 2.87m x 2.87m )  
Radiator, coving to textured ceiling, double glazed patio doors into the rear garden and a fully glazed door into the kitchen.

## Kitchen

9' 6" max x 8' 10" max ( 2.90m max x 2.69m max )  
Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill, four ring electric hob with extractor hood above, space for a 2/3rds fridge freezer, gas boiler which services the hot water and central heating system. Radiator, door into pantry/understairs storage cupboard, textured ceiling, double glazed window to rear. Door into garage





## First Floor Landing

Door into storage cupboard with slatted shelving, smooth ceiling with access to loft, double glazed window to side and doors off onto bedrooms and bathroom.

## Bedroom One

10' 3" x 8' 7" to front of fitted wardrobes ( 3.12m x 2.62m to front of fitted wardrobes )

Radiator, three mirror fronted sliding doors into fitted wardrobes, smooth ceiling and double glazed window to the rear

## Bedroom Two

11' 2" x 8' 6" to front of fitted wardrobe ( 3.40m x 2.59m to front of fitted wardrobe )

Radiator, two mirror front sliding doors into fitted wardrobe, smooth ceiling and double glazed window to rear.

## Bedroom Three

7' 8" x 7' 2" ( 2.34m x 2.18m )

Radiator, smooth ceiling and double glazed window to the front.

## Bathroom

Being fully tiled and comprising a three piece suite to include a bath with taps over, wash hand basin with taps over and a WC. Radiator, smooth ceiling and frosted double glazed window to the rear.

## Outside

To the front of the property there is a lawned garden with planted side borders. A driveway provides off road parking which in turn leads to the garage. Furthered gravelled area to the side.

The rear garden is laid to lawn with a path leading to the rear, there is a gravelled ornamental area. The garden is surrounded by a timber built fence.

## Garage

18' 1" x 11' 3" ( 5.51m x 3.43m )

An oversized garage with power and lighting, fitted with metal up and over door and a courtesy door into the rear garden.





**Ground Floor**



**First Floor**

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Property Ref: WRN305184 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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