

for sale

£230,000



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.



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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

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). Powered by www.focalagent.com

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Property Ref: WRN305184 - 0006

Tenure: Freehold

EPC Rating: D

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