

for sale

£170,000



Woodpecker Court Peterborough PE4 7FJ

ATTENTION FIRST TIME BUYERS

A great opportunity to purchase a two bedroom property in a popular residential location. The property benefits from an en-suite plus family bathroom, garage and enclosed rear garden. Call us today 01733 579412



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Entrance Hall

Half glazed patterned double glazed door into the entrance hall. Radiator, laminate flooring, telephone point, staircase to first floor landing, textured ceiling and door into lounge.

Lounge

14' 7" max x 9' 9" (4.45m max x 2.97m)

Radiator, laminate flooring continuous from the entrance hall, TV and telephone points, textured ceiling and UPVC double glazed window to the front. Door through to the kitchen/breakfast room.

Kitchen / Breakfast Room

13' 4" x 8' 1" (4.06m x 2.46m)

Comprising a range of matching Shaker style wall and base level units, concealed lighting to the wall units, two glass front display units, worktops, breakfast bar area and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob with extractor. Plumbing for washing machine, space for further appliance, gas boiler which services the hot water and central heating system. Door into understairs storage cupboard, textured ceiling, double glazed to rear and a fully glazed door into the rear garden.



First Floor Landing

Door into airing cupboard housing the cylinder water tank and with slatted shelving. Textured ceiling with access to loft and doors off onto bedrooms and bathroom.

Bedroom One

11' x 10' 1" (3.35m x 3.07m)

Radiator, TV point, two mirrored sliding doors into fitted wardrobe, coving to textured ceiling and two UPVC double glazed windows to the front. Door into en-suite.

En-Suite

Fully tiled to the shower area and half tiled to the remainder. Comprising a two piece suite to include shower cubicle with mains fed shower, wash hand basin with mixer tap and set within a vanity unit. Radiator, shaver light with shaver point and textured ceiling with extractor.

Bedroom Two

9' 6" x 7' (2.90m x 2.13m)

Radiator, two sliding doors into fitted wardrobe, textured ceiling and double glazed window to the rear.

Bathroom

Fully tiled to bath area and half tiled to the remainder and comprising a three piece suite to include a bath with shower over and shower rail, wash hand basin and a WC with dual flush. Radiator, textured ceiling with extractor and a frosted double glazed window to the rear.

Outside

There is a paved path leading to the front door where there is a storm canopy porch. Lawned garden to the front. Single garage to the side.

The rear garden is laid to lawn with a paved patio area, timber built shed and the garden is surrounded by a timber built fence.

Garage

Single garage fitted with metal up and over door.





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: WRN305087 - 0002

Tenure: Freehold

EPC Rating: C

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