

for sale

£200,000



Gatenby Peterborough PE4 6JU

THERES A LOT TO LIKE...in this CHAIN FREE three bedroom property in Werrington. Well presented with a lovely rear garden this is a perfect first time purchase. Call us today and be one of the first to view 01733 579412



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Entrance Hall

Half glazed patterned UPVC door into the entrance hall. Radiator with cover, staircase to first floor landing, textured ceiling, archway through to lounge and doors off onto kitchen/diner and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over, tiled splashbacks and a WC. Textured ceiling and frosted UPVC double glazed window to the front.

Kitchen / Diner

14' 8" x 11' 5" max (4.47m x 3.48m max)

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Built in double oven, grill, four ring gas hob and extractor. Plumbing for washing machine and dishwasher, space for full standing fridge freezer. Radiator with cover, ceramic tiled flooring. Gas boiler (recently replaced Vaillant boiler with four year warranty left) which services the hot water and central heating system. Door into additional storage cupboard with shelving. TV point, coving to textured ceiling and UPVC double glazed window to the front.



Lounge

17' 8" x 11' 6" (5.38m x 3.51m)

TV and telephone points, radiator with cover, coving to textured ceiling, UPVC patio doors into the rear garden and fully glazed door into the rear porch.

Rear Porch

6' x 4' (1.83m x 1.22m)

Window to side and rear and fully glazed door into the rear garden.

First Floor Landing

Door into walk in storage cupboard with hanging rail and shelving, textured ceiling with access to loft and doors off onto bedrooms and bathroom.

Master Bedroom

12' 6" x 10' 5" plus recess (3.81m x 3.17m plus recess)

Radiator with cover, TV point, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

13' 6" x 8' 6" plus recess (4.11m x 2.59m plus recess)

Radiator with cover, telephone point, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

9' 2" x 6' 10" (2.79m x 2.08m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Wet Room

Being fully tiled and comprising a three piece suite to include the shower area with shower rail, wash hand basin with taps over and a WC. Extractor, door into airing cupboard which houses the cylinder water tank with slatted shelving. Textured ceiling and frosted UPVC double glazed window to the front.

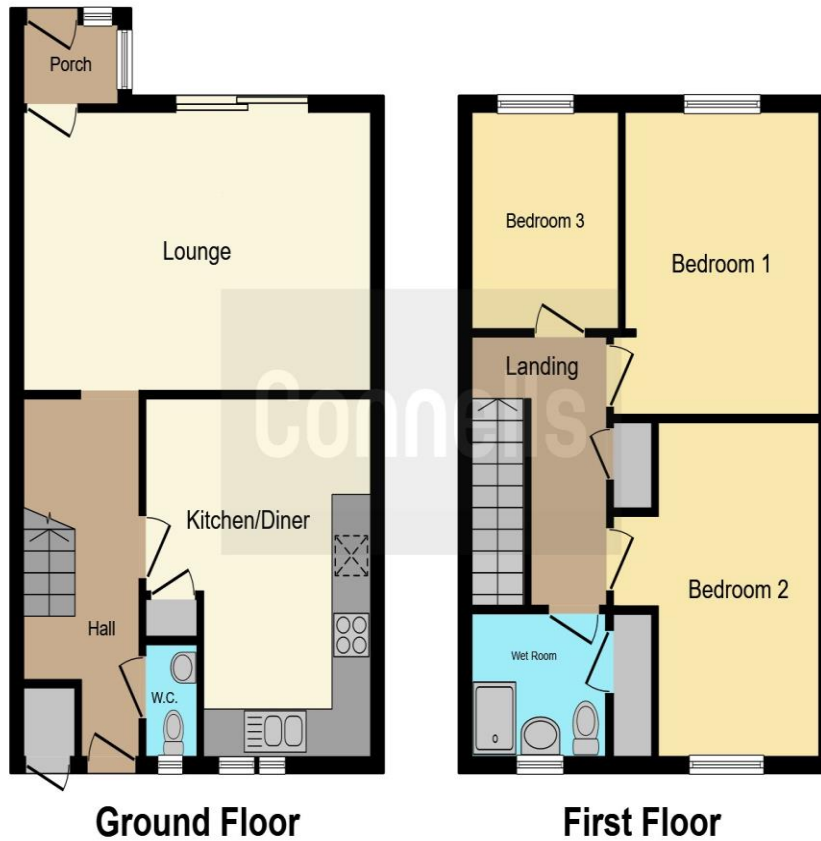
Outside

To the front of the property is an ornamental broken slate and planted front garden with a block paved path leading to the front door. Door into meter cupboard.

The rear garden is laid to artificial grass with a covered paved patio and seating area, Mature and established planted areas. There is a further paved seating area to the rear of the garden. The garden is surrounded by a timber built fence and has gated access leading out.

Communal parking





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: WRN301120 - 0003

Tenure: Freehold

EPC Rating: C

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