

for sale

£210,000



Tylers Mews Werrington Peterborough PE4 6PN

IN THE HEART OF WERRINGTON VILLAGE you will find this lovely two bedroom semi detached property. Well maintained and close to village amenities this is a perfect first time purchase or downsize. Call us today to book your viewing 01733 579412



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Entrance Hall

Half glazed patterned double glazed front door into the entrance hall. Radiator, laminate flooring, coving to textured ceiling and doors off onto lounge/diner & kitchen.

Kitchen

8' 7" x 8' 2" (2.62m x 2.49m)

Comprising a range of matching wall and base level units, single drainer sink with mixer tap over & worktops. Built in oven, grill and a four ring gas hob with extractor hood above. Plumbing for washing machine and space for further half standing appliance & space for full standing fridge freezer. Laminate flooring continues from the entrance hall, coving to textured ceiling, UPVC double glazed window to the front.

Lounge / Diner

15' 5" x 11' 9" include staircase (4.70m x 3.58m include staircase)

Two radiators, TV and telephone points, laminate flooring continues from the entrance hall, staircase to first floor landing, coving to textured ceiling and UPVC double glazed patio doors into rear garden.

First Floor Landing

Coving to textured ceiling with loft access, patterned UPVC double glazed window to the side & doors off onto bedrooms and bathroom.



Bedroom One

12' Max x 11' 9" Max (3.66m Max x 3.58m Max)

Radiator, TV point, fitted wardrobe, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

12' 1" x 5' 6" (3.68m x 1.68m)

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

Bathroom

Comprising a three piece suite to include a bath with mixer tap over with shower and shower screen, wash hand basin with taps over and tiled splashbacks. WC with dual flush. Radiator, door into boiler/storage cupboard housing the gas boiler, radiator, coving to textured ceiling with extractor & patterned UPVC double glazed window to the front.

Outside

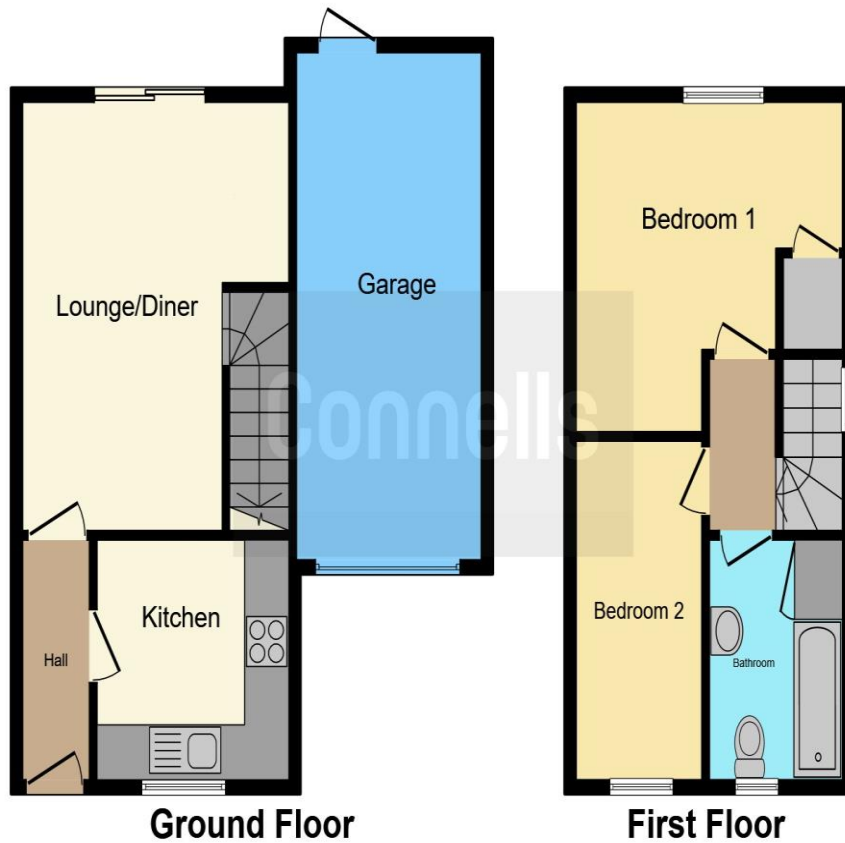
To the front of the property there is a blocked paved path leading to the front door with a storm canopy porch and an ornamental front garden. The property also benefits from a blocked paved driveway providing off road parking which in turn leads to the garage with metal up and over door. There is also a further gravelled area to the side of the garage which provided additional off road parking.

The rear garden is laid to lawn with mature and established planted borders & two paved patio areas. The garden is surrounded by a timber built fence.

Garage

Up and over door, & courtesy door to rear.





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

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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Property Ref: WRN305179 - 0005

Tenure: Freehold

EPC Rating: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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