

for sale

offers over **£180,000**



St. Marys Avenue Wittering Peterborough PE8 6EA

## INSTANT APPEAL

This modern terraced family home is being offered for sale with no chain. With a clean well designed interior this would make a perfect first time purchase or investment. Call us today on 01733 579412 for your private viewing.



# St. Marys Avenue Wittering Peterborough PE8 6EA

## Entrance Hall

Half glazed frosted, double glazed door into the entrance hall. Radiator, laminate flooring, staircase to first floor landing, textured ceiling and doors off onto the lounge/diner and kitchen.

## Kitchen

17' 7" x 7' 4" max ( 5.36m x 2.24m max )

Comprising a range of matching wall and base level dark grey gloss units, worktops. sink and drainer Built in oven, grill and four ring induction hob with extractor hood above, integral microwave, wine cooler, fridge freezer. Heated towel rail, ceramic tiled flooring, extractor, smooth ceiling with recess lighting, half glazed frosted UPVC door with UPVC window into the rear garden and door through to the lounge.

## Lounge / Diner

17' 7" x 13' 6" max ( 5.36m x 4.11m max )

Two radiators, two TV points, telephone point, door into downstairs storage cupboard, laminate flooring continuous from the entrance hall, textured ceiling, UPVC double glazed window to the front and UPVC double glazed French doors with full length matching windows to either side into the conservatory.

## Conservatory

8' 1" x 8' 6" ( 2.46m x 2.59m )

Being constructed of a brick base with UPVC double glazed windows to side and rear, peaked poly carbonate roof, ceramic tiled flooring and a fully glazed UPVC double glazed door into the rear garden.



## First Floor Landing

Three doors into storage cupboards, textured ceiling, UPVC double glazed window to the rear and doors off onto bedrooms and bathroom.

## Bedroom One

17' 9" x 8' 7" ( 5.41m x 2.62m )

Two radiators, telephone point, three sliding doors into fitted wardrobes, textured ceiling and UPVC double glazed windows to front and rear.

## Bedroom Two

11' 11" x 8' 4" to front of fitted wardrobes ( 3.63m x 2.54m to front of fitted wardrobes )

Radiator, sliding doors into fitted wardrobes, textured ceiling with access to loft, UPVC double glazed window to front.

## Bathroom

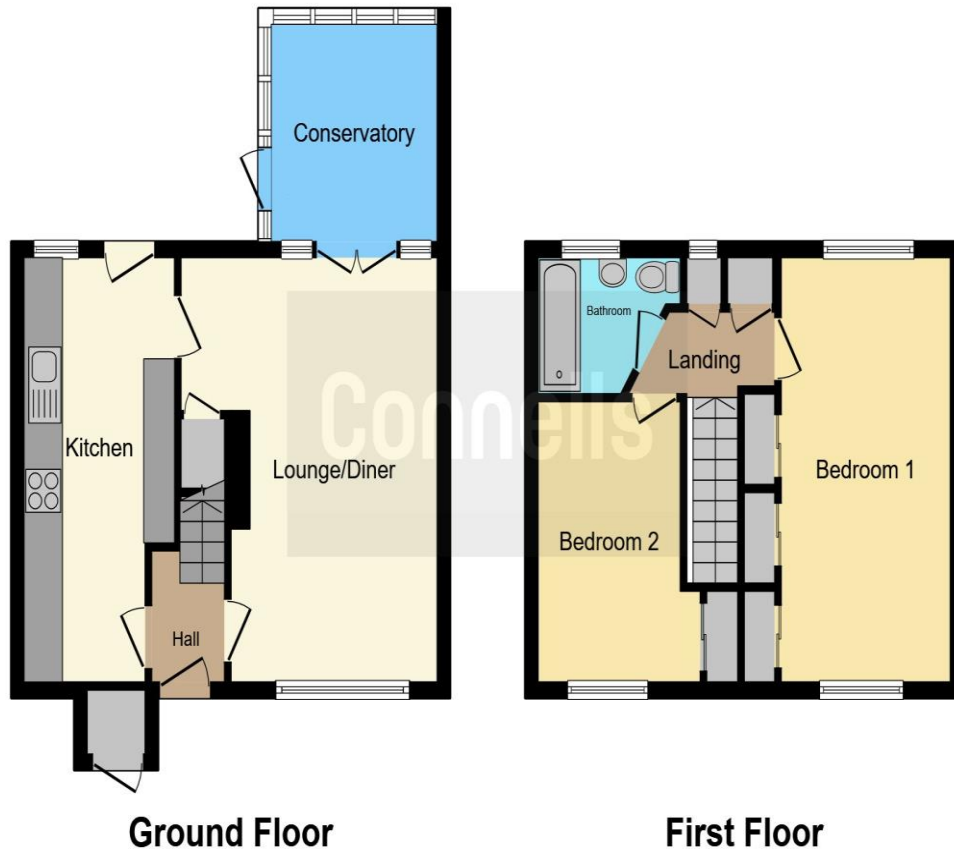
Fully tiled to three walls and comprising a three piece suite to include a bath with taps and a shower over with a shower rail and screen, a wash hand basin with taps over and a WC. Textured ceiling and UPVC double glazed window to the front.

## Outside

Lawned garden to the front with a concrete path leading to the front door where there is a storm canopy porch and outside light. Door into outside storage.

The rear garden is block paved and surrounded by a timber built fence with gated access leading out.





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**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

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**Tenure:** Freehold

**EPC Rating:** C

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