

for sale

£180,000



Paynesholm PETERBOROUGH PE4 7BG

A PERFECT FIRST TIME PURCHASE OR INVESTMENT

A fantastic three bedroom property being offered for sale CHAIN FREE. With generous accommodation with is a lovely well located family home. Call our sales team on 01733 579412 for full details and to book your viewing.



Paynesholm PETERBOROUGH PE4 7BG

Entrance Hall

Half glazed patterned double glazed door into the entrance hall. Two radiators, three separate storage rooms, staircase to first floor landing, textured ceiling, half glazed UPVC door into the rear garden and doors off onto the lounge, kitchen/diner and cloakroom.

Cloakroom

Refitted and walls are fully covered with splash wall panels. Comprising a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit, plus a WC with concealed cistern and dual flush. UPVC panel ceiling with recess LED lighting and a frosted UPVC double glazed window to the front.

Kitchen / Diner

13' 2" x 11' 2" (4.01m x 3.40m)

Comprising a range of matching wall and base level units, concealed lighting to the wall unit, worktops and a single drainer sink with mixer tap and tiled splashbacks. Cookerpoint with extractor hood above, plumbing for washing machine and space for a further appliance, space for a full standing fridge freezer, gas boiler servicing the hot water and central heating, radiator, textured ceiling and a UPVC double glazed window to the front.

Lounge

13' 4" x 11' 7" (4.06m x 3.53m)

Radiator, TV and telephone points, laminate flooring, textured ceiling and UPVC double glazed window to the rear.



First Floor Landing

Door into storage cupboard and further door into the airing cupboard which houses the cylinder water tank and has slatted shelving. Textured ceiling with access to loft and doors off onto bedrooms and bathroom.

Master Bedroom

11' 10" x 10' 9" plus door recess (3.61m x 3.28m plus door recess)

Radiator, TV point, textured ceiling and UPVC double glazed window to rear

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.02m)

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

Bedroom Three

8' 11" x 8' 8" to inc stairwell (2.72m x 2.64m to inc stairwell)

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

Family Bathroom

Refitted with walls which are fully covered with splash wall panels and comprising a three piece suite to include a bath with mixer tap over, shower fitted over with a shower screen, wash hand basin with mixer tap over and set within a vanity unit, WC with concealed cistern and dual flush. Heated towel rail, UPVC panel ceiling with recess LED lighting and a frosted UPVC double glazed window to the front.

Outside

To the front of the property is an enclosed paved area with outside light and door into the meter cupboard.

The rear garden has a paved patio area and then gated access to a lawned garden with circular patio area, timber built shed and the garden is surrounded by a timber built fence.





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

T 01733 579412
E werrington@connells.co.uk

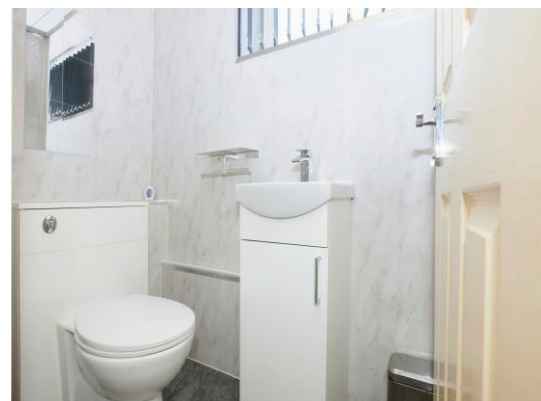
Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305315 - 0002

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/WRN305315



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk