

for sale

£200,000



Welbourne Peterborough PE4 6NH

A PERFECT FIRST TIME PURCHASE!

Connells are delighted to offer to the market this three bedroom home. Call today 01733 579412 to arrange your own personal viewing. Only by viewing can one appreciate what this home has to offer.



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Entrance Hall

Patterned UPVC double glazed door into the entrance hall. Radiator, laminate flooring, staircase to first floor landing with double doors into a walk in understairs storage cupboard, textured ceiling with smoke alarm and doors off onto the lounge, kitchen/diner and cloakroom.

Cloakroom

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

Kitchen / Diner

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

Comprising a range of matching wall and base level units, two glass fronted display units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in double oven, grill and a four ring gas hob with extractor. Plumbing for washing machine and space for a full standing fridge freezer, gas boiler servicing the hot water and central heating system. Radiator, smooth ceiling with recess lighting and mains fed smoke alarm and a UPVC double glazed window to the front.



Lounge

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

Radiator, TV and telephone points, coving to textured ceiling with ceiling centre rose, UPVC double glazed window to the rear and UPVC French doors into the rear garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank with slatted shelving, further door into a storage cupboard with hanging rail and shelving. Mains fed smoke alarm, textured ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

12' 3" x 9' 1" plus recess (3.73m x 2.77m plus recess)

Radiator, two sliding doors into the fitted wardrobe with hanging rail and shelving, textured ceiling and UPVC double glazed window to the front.

Bedroom Two

11' 9" x 9' 9" plus recess (3.58m x 2.97m plus recess)

Radiator, door into fitted wardrobe with hanging rail and shelving, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

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

Bathroom

Comprising a three piece suite to include a bath with taps over and tiled splashbacks, Triton electric shower over with shower screen, a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Radiator, smooth ceiling with recess lighting and extractor and a patterned UPVC double glazed window to the front.

Outside

To the front of the property is a granite, gravelled ornamental front garden with a paved area and a path leading to the front door. Door into outside storage cupboard and door into metre cupboard.

The rear garden is laid to gravel with a paved patio area and paved stepping stones to the rear where there is gated access leading out. 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

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Unit 6 Staniland Way Werrington
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Property Ref: WRN305347 - 0003

Tenure: Freehold

EPC Rating: Awaited

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