

for sale

guide price **£170,000-£175,000**



Wainwright Peterborough PE4 5AH

ALL THE RIGHT INGREDIENTS

A really lovely two bedroom property in the heart of Werrington. Close to shops, schools and bus routes into the city centre. Well presented this property offers a great choice to get on that property ladder. Call us today for full details and book your viewing.



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Entrance Hall

Half glazed, patterned double glazed door into the entrance hall. Ceramic tiled flooring, door into storage cupboard, selection of base units with Oak worktop (to match the kitchen), textured ceiling and fully glazed door into the lounge/diner with an archway through to the kitchen.

Kitchen

7' 2" x 7' (2.18m x 2.13m)

Comprising a range of matching wall and base level units, solid wood Oak worktop and a one and a half single drainer porcelain sink with mixer tap and tiled splashbacks. Built in Bosch double oven, grill and four ring gas hob with extractor hood above. Plumbing for washing machine and space for a full standing fridge freezer. Ceramic tiled flooring (continuous from the entrance hall), smooth ceiling and UPVC double glazed window to the front.

Lounge / Diner

15' 9" x 12' 2" inc staircase (4.80m x 3.71m inc staircase)

TV and telephone point, Panelled wall mounted radiator, spiral staircase to first floor landing, coving to textured ceiling, UPVC window and full glazed UPVC door into the rear garden.



First Floor Landing

Textured ceiling with smoke alarm and doors off onto bedrooms and bathroom.

Bedroom One

12' 3" x 8' 5" (3.73m x 2.57m)

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

Bedroom Two

10' 2" to front of fitted wardrobes x 7' 4" (3.10m to front of fitted wardrobes x 2.24m)

Radiator, door into boiler cupboard, housing the gas boiler and with slatted shelving. Two sliding doors (one mirrored) into fitted wardrobes, coving to textured ceiling with access to loft and UPVC double glazed window to the front.

Bathroom

Tiled to two walls and comprising of a three piece suite to include a bath with taps over and a mains fed shower over and shower screen, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail and textured ceiling with extractor.

Outside

The front garden is laid to lawn with a gravel driveway providing off road parking. A paved path leads to a storm canopy porch and the front door. Outside meter cupboards.

The rear garden is laid to lawn with a paved patio area, planted side borders, timber built shed. The garden is surrounded by a timber built fence with gated access leading out.





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: WRN305363 - 0003

Tenure: Freehold

EPC Rating: C

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