

for sale

£240,000



Werrington Park Avenue Peterborough PE4 6RG

OFTEN REQUESTED, RARELY AVAILABLE

A really fabulous two bedroom detached BUNGALOW in the heart of Werrington Village. Bright, airy and in move in condition. This would make a fantastic choice for one level living. Call today for more details 01733 579412





# Werrington Park Avenue Peterborough PE4 6RG

## Entrance Hall

Half glazed patterned double glazed door with matching window to one side into the entrance hall. Radiator, telephone point, whole house ventilation unit with loft control, loft access, door into storage cupboard (with shelving), coving to textured ceiling and doors off onto bedrooms, lounge/diner and kitchen.

## Kitchen

10' 11" x 7' 10" ( 3.33m x 2.39m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with taps over and tiled splashbacks. Cookerpoint, plumbing for a washing machine, space for a full standing fridge freezer, recently replace gas boiler (servicing the hot water and central heating system), recently replaced consumer unit, coving to textured ceiling and UPVC double glazed window to the front.

## Lounge/Diner

18' x 9' 11" max ( 5.49m x 3.02m max )

Radiator, TV point, living flame effect gas fire (remote controlled) with marble back, hearth and wooden surround. Coving to textured ceiling with two ceiling centre roses, full length UPVC double glazed window to the front.

## Bedroom One

15' 8" max x 8' 11" ( 4.78m max x 2.72m )

Radiator, door into storage cupboard (with shelving), alcove (perfect for a wardrobe), coving to textured ceiling and a UPVC double glazed window to the rear.



## Bedroom Two

10' 6" x 8' 9" ( 3.20m x 2.67m )

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

## Shower Room

Comprising a three piece suite to include a double length walk in shower with a Mira mains fed shower fitted, a wash hand basin with taps over and a WC. Heated towel rail, textured ceiling and a patterned UPVC double glazed window to the side.

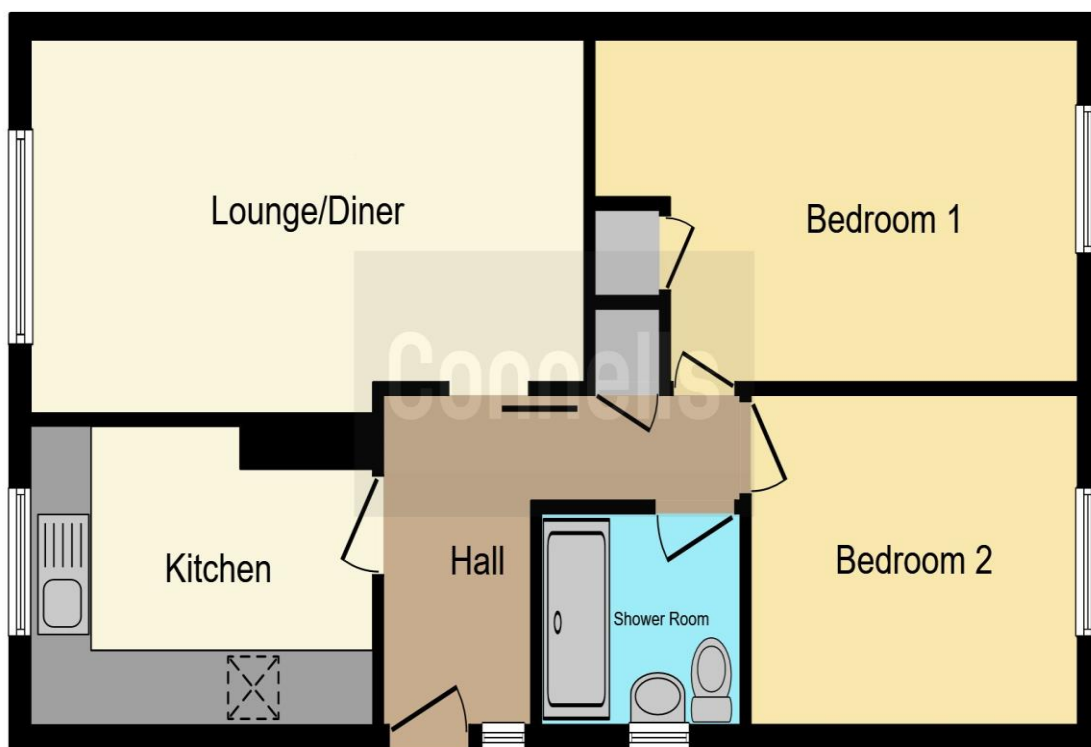
## Outside

To the front is a gravel, planted landscaped garden with a driveway providing off road parking which leads to the gated access where there is covered access to the front door.

The rear garden is laid to lawn with planted side borders and a paved patio area. Timber built garden shed and outside lights to side and 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](http://www.focalagent.com)

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Property Ref: WRN305444 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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