

for sale

Guide Price **£180,000 TO £190,000**



Thursfield Peterborough PE4 6BZ

GUIDE PRICE £180,000 TO £190,000

A LITTLE CHARMER

Located within walking distance of the Werrington Centre is this refurbished one bedroom detached bungalow. Beautifully presented with low maintenance gardens



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Thursfield Peterborough PE4 6BZ

Entrance Hall

Half glazed leaded light, UPVC double glazed door into the entrance hall. Radiator, telephone point, laminate flooring, door into boiler cupboard with slated shelving (housing the gas boiler which services the hot water and central heating system), textured ceiling and doors off onto lounge and shower room.

Shower Room

Comprising a three piece suite to include a double length shower cubicle which has a mains fed shower fitted, a wash hand basin with mixer tap and set within a vanity unit to include a WC with concealed cistern and dual flush. Heated towel rail, wall mounted heater, textured ceiling with extractor and a patterned UPVC double glazed window to the front.

Open Plan Living Area

Lounge Area

13' 5" x 12' 5" plus door recess (4.09m x 3.78m plus door recess)

Radiator, TV point, laminate flooring continuous from the entrance hall, air conditioning unit, textured ceiling, UPVC double glazed French doors into the rear garden. Open to the kitchen area.



Kitchen Area

9' 9" x 7' 2" (2.97m x 2.18m)

Comprising a range of matching wall and base level white gloss units, one display unit, worktops and a one and a half single drainer sink with a mixer tap over with tiled splashbacks. Cooker point with built in extractor hood above. Plumbing for washing machine, space for a full standing fridge freezer, textured ceiling and a UPVC double glazed window to the front.

Bedroom

13' 9" x 8' 10" (4.19m x 2.69m)

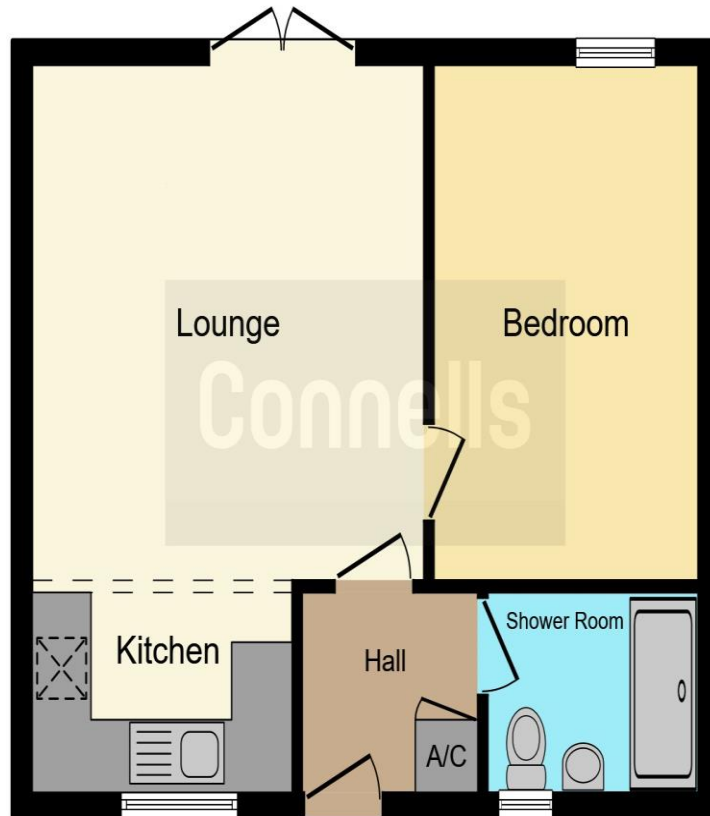
Radiator, laminate flooring continuous from the entrance hall, textured ceiling with access to loft and UPVC double glazed window to the rear.

Outside

To the front of the property there is a granite and gravel ornamental garden with mature planting, A block paved path leads to the front door, outside light. The driveway provides off road parking with gated access to the rear garden.

The rear garden is laid to artificial grass with mature and established planted side borders and a paved seating 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: WRN305598 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305598



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