

for sale

£140,000



Somerville Peterborough PE4 5BD

NEW BEGINNINGS in this one bedroom property located in a popular part of Werrington. With its own rear garden and allocated parking as well as being for sale with no upward chain. Call our sales team today for your private viewing 01733 579412.



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Entrance Porch

Half glazed patterned, UPVC double glazed door with matching patterned windows to side and front into the entrance porch. Ceramic tiled flooring, smooth ceiling with recess lighting and a fully glazed patterned door with matching window into the lounge.

Lounge

14' 4" inc stairwell x 12' (4.37m inc stairwell x 3.66m)
TV and telephone points, brand new Gabarron eco wall mounted electric heater. Vaulted textured ceiling and walkway through to the kitchen/dining area.

Kitchen/Diner

14' 4" x 9' 10" (4.37m x 3.00m)
Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint, plumbing for washing machine, brand new Gabarron eco wall mounted electric heater, textured ceiling, UPVC double glazed window and a half glazed UPVC door into the rear garden.

First Floor Landing Area

Door into an airing cupboard which houses the cylinder water tank, textured ceiling, door into bathroom and walkway through into the bedroom.



Bedroom

10' 10" x 8' To the bannister (3.30m x 2.44m To the bannister)
Wardrobe area, fitted dresser unit with drawers, textured ceiling with access to loft, UPVC double glazed window to the rear.

Bathroom

Comprising a three piece suite to include a bath with taps over and tiled splashbacks, wash hand basin with mixer tap over and tiled splashbacks, plus a WC. Textured ceiling, wall mounted electric heater and patterned UPVC double glazed window to the rear.

Outside

The front of the property is paved with a lawned area and a path leading to the front door.

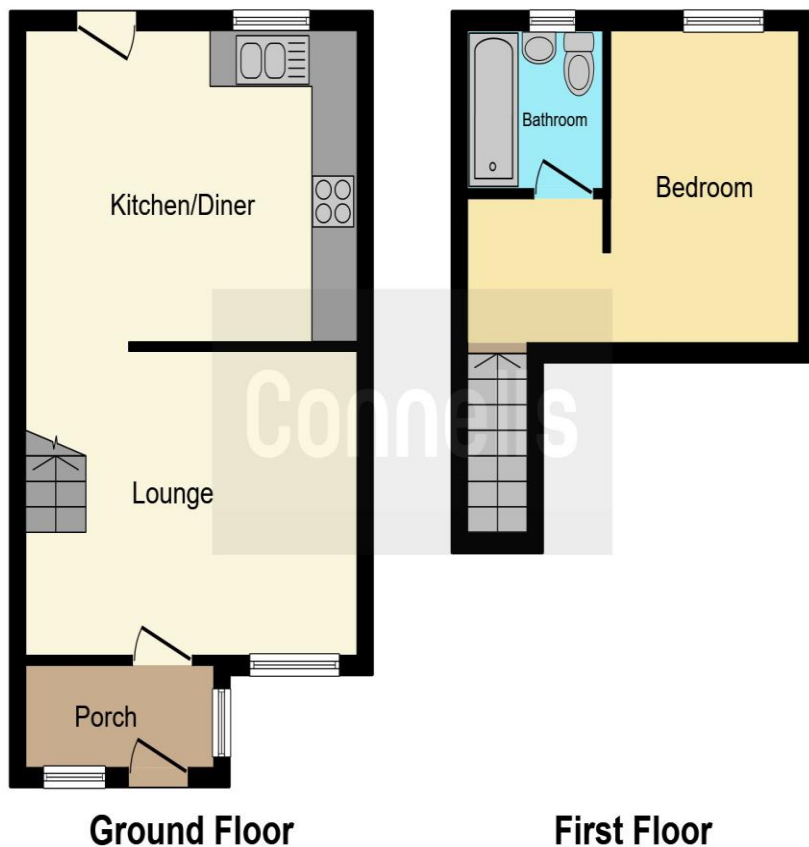
The rear garden is laid to lawn with a paved patio and gravel ornamental area. Mature and planted side borders. The garden is surrounded by a timber built fence with gated access leading out to the rear.

Allocated Parking Space

Agents Note

The washer/dryer and fridge can be included in the sale if required.





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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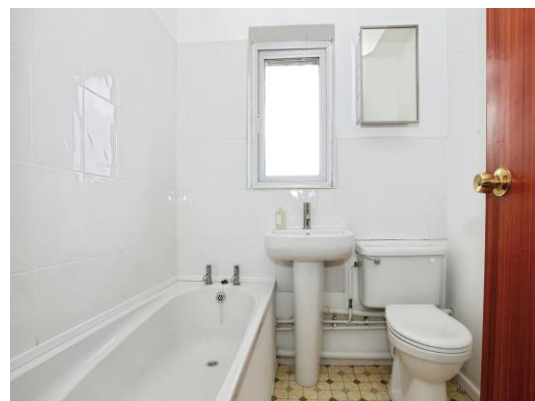
Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305620 - 0005

Tenure: Freehold EPC Rating: E

Council Tax Band: A

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