

for sale

Guide price **£160,000 to £170,000**



Seymour Place Peterborough PE4 7ZS

GUIDE PRICE £160,000 - £170,000

An established mid terrace property which has been much improved by the current owner. The property has a high energy efficiency rating so perfect for those looking for a cosy first home or rental. Well presented and move in ready. Call to view 01733 579412



Seymour Place Peterborough PE4 7ZS

Entrance Hall

Half glazed patterned UPVC door into the entrance hall. Newly installed consumer unit (2025), smooth ceiling with recess lighting and a fully glazed patterned UPVC door into the lounge.

Lounge

16' 6" x 11' 9" (5.03m x 3.58m)
TV and telephone points, electric Dimplex Quantum digital night storage heater, staircase to the first floor landing, textured ceiling, UPVC double glazed window to the front and archway through to the dining area.

Dining Area

10' 3" x 5' 9" (3.12m x 1.75m)
Door into storage cupboard, textured ceiling, fully glazed UPVC door into the rear garden and an archway through to the kitchen.

Kitchen

7' 10" x 5' 6" (2.39m x 1.68m)
Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring hob. Plumbing for a washing machine and space for a half standing fridge or freezer. Ceramic tiled flooring, extractor, textured ceiling and UPVC double glazed window to the rear.



First Floor Landing

Door into the airing cupboard housing the recently replaced (2024) cylinder water tank and with slated shelving. Textured ceiling, smoke alarm, loft access and doors off onto bedrooms and bathroom.

Bedroom One

11' 9" max x 9' 5" mas (3.58m max x 2.87m mas)
Electric Dimplex Quantum digital night storage heater, door into over eaves storage cupboard, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Two

11' 8" x 7' 10" (3.56m x 2.39m)
Electric Dimplex Quantum digital night storage heater, door into storage cupboard, coving to textured ceiling and UPVC double glazed window to the rear.

Bathroom

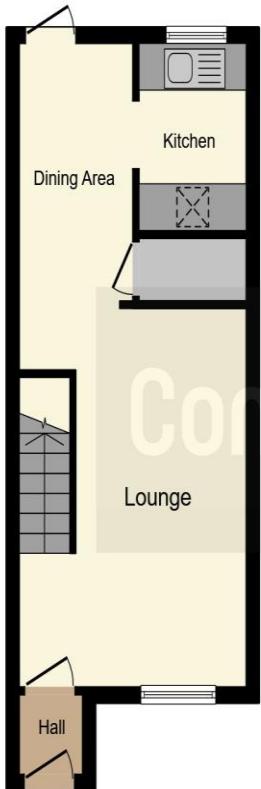
Being fully tiled and comprising a three piece suite to include a bath with taps over, shower over and shower screen. A wash hand basin with mixer tap over plus a WC with dual flush. Coving to textured ceiling with recess lighting and extractor.

Outside

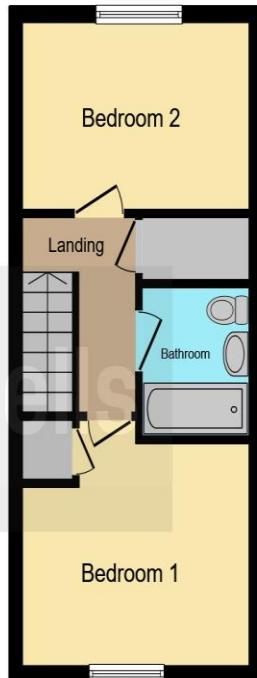
To the front of the property is a paved area leading to the front door and a gravel driveway providing off road parking.

To the rear is a woodchipped ornamental garden with a pebble feature path. Raised planted area to the rear, metal shed and outside tap. The garden is surrounded by a timber built fence with gated access leading out.





Ground Floor



First Floor

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: WRN305681 - 0002

Tenure:Freehold EPC Rating: A

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305681



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