

for sale

£280,000



Normangate Ailsworth Peterborough PE5 7BF

VILLAGE LIFE

Located in the quiet village of Ailsworth, a short drive from Peterborough you will find this lovely two bedroom property. Being offered for sale with no onward chain this would make a perfect village home. Call our sales team on 01733 579412 for full details.



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Entrance Hall

Patterned double glazed door into the entrance hall. Double radiator, telephone point, staircase to the first floor landing with understairs storage cupboard, textured ceiling and doors off onto the kitchen, lounge/diner and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks, plus a WC with dual flush. Ceramic tiled flooring, radiator, extractor and textured ceiling.

Lounge / Diner

14' 8" x 12' 6" (4.47m x 3.81m)

Double radiator, TV and telephone points, textured ceiling, UPVC double glazed window to the rear and a half glazed patterned double glazed door into the rear garden.

Kitchen

10' 8" x 8' (3.25m x 2.44m)

Comprising a range of matching wall and base level units, worktops with splashbacks and a single drainer sink with mixer tap over. Built in oven, grill and a four ring gas hob with splashback and extractor hood above. Plumbing for a washing machine and space for a full standing fridge freezer, gas boiler concealed behind one of the wall units. Ceramic tiled flooring, double radiator, textured ceiling and UPVC double glazed window to the front.



First Floor Landing

Textured ceiling with smoke alarm and loft access. Doors off onto bedrooms and bathroom.

Bedroom One

14' 8" x 11' 1" max (4.47m x 3.38m max)

Double radiator, TV and telephone points, textured ceiling and two UPVC double glazed windows to the rear.

Bedroom Two

15' 8" x 8' (4.78m x 2.44m)

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

Bathroom

Comprising a three piece suite to include bath with mixer tap, mains fed shower over and a shower rail. A wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator, ceramic tiled flooring, door into airing cupboard housing the cylinder water tank, textured ceiling with extractor and a frosted UPVC double glazed window to the front.

Outside

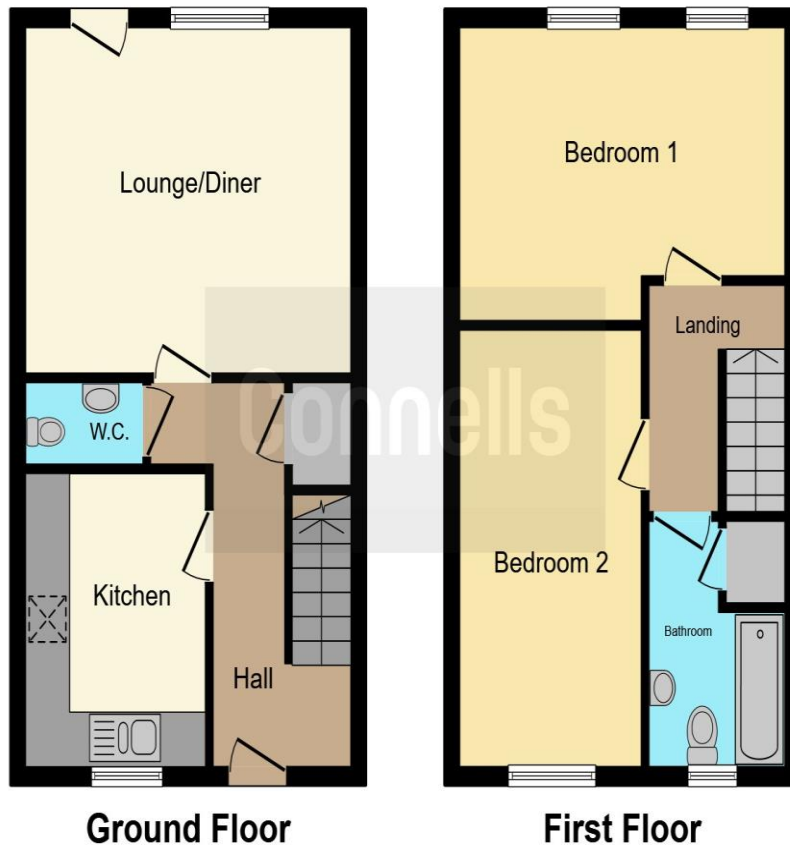
To the front of the property is a block paved area, outside light and an allocated parking space.

The rear garden is laid to lawn with a paved path leading to the rear with gated access leading out. The garden is surrounded by a timer built fence

Agents Note

Home Group Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Home Group Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





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: WRN305673 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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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.

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