

Ground Floor



OPEN PLAN LIVING SPACE

FITTED KITCHEN AREA

First Floor



FIRST FLOOR LANDING

BEDROOM

FAMILY BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

38B Wainwright
Werrington, Peterborough, PE4 5AG
£149,995



38B Wainwright Werrington, Peterborough PE4 5AG

This beautifully presented freehold house, situated in a peaceful cul-de-sac within the highly sought-after Werrington area, is a perfect opportunity for both first-time buyers and investors. In immaculate condition throughout and with no forward chain, the property is ready for immediate occupancy.

- NO FORWARD CHAIN
- GOOD CONDITION THROUGHOUT
- RENOVATED TO A HIGH STANDARD
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING FOR TWO VEHICLES
- MODERN AND STYLISH BATHROOM
- OPEN PLAN LIVING AND KITCHEN SPACE
- GREAT INVESTMENT PURCHASE
- POPULAR WERRINGTON LOCATION
- PRIVATE COURTYARD GARDEN SPACE

Viewings: By appointment
£149,995

OPEN PLAN LIVING AND KITCHEN SPACE

15'2" x 12'6"

UPVC door to front, uPVC double glazed window to side x2 and front x2, laminate flooring, electric Fischer radiator, fitted kitchen with a range of base and eye level units, fitted worktops, fitted oven, fitted hobs, fitted sink drainer, space for appliances.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM

12'6" x 7'3"

UPVC double glazed window to front and side, laminate flooring, electric Fischer radiator, airing cupboard, fitted double wardrobe with sliding doors.

BATHROOM

5'1" x 7'1"

Obscure uPVC double glazed window to front, three piece suite with low level WC, wash hand basin, bath with shower over, shower screen fitted and tiled surround.

OUTSIDE

The house benefits from a gravelled off-road parking area at the front, in addition to an allocated parking space located at the rear. A charming private courtyard garden, enclosed by fencing, offers a tranquil outdoor space to the side of the house, ideal for relaxation.

TENURE

Freehold.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC