



ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

KITCHEN

LIVING ROOM

LEAN TO



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Amberley Slope
Werrington, Peterborough, PE4 6QQ
£240,000



Amberley Slope

Werrington, Peterborough

PE4 6QQ

Situated in a highly popular area, this semi-detached bungalow is a must view!

Featuring three bedrooms, a modern kitchen, wet room, living room leading to the garden, lean-to area, off road parking and private rear garden!

• NO FORWARD CHAIN

• SEMI-DETACHED BUNGALOW

• POPULAR LOCATION

• THREE BEDROOMS

• MODERN FITTED KITCHEN

• OFF ROAD PARKING

• GAS CENTRAL HEATING

• UPVC DOUBLE GLAZED

Viewings: By appointment

£240,000

ENTRANCE HALL
UPVC door to front, store cupboard, access to all rooms:

BEDROOM 1
11" x 10'11"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
10'4" x 9'5"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
8'5" x 8'2"
UPVC double glazed window to side, fitted carpet, radiator.

KITCHEN
11'3" x 11'4"
UPVC double glazed window to side, uPVC double glazed single door and windows to rear leading into the lean-to conservatory. Modern fitted kitchen with fitted worktops, splashback tiles, fitted oven, fitted hob, fitted sink drainer.

LEAN-TO CONSERVATORY
4'1" x 7'6"
UPVC construction, access to the garden.

LIVING ROOM
14'5" x 9'4"
UPVC double glazed window and single door to rear leading into the garden, fitted carpet, radiator, fireplace.

WET ROOM
7'7" x 5'3"
Obscure uPVC double glazed window to side x2, low level WC, vanity wash hand basin, wet room floor, fitted shower.

OUTSIDE
Outside, the front of the property has a gravelled area for parking, there is a block paved shared driveway to the side of the property that leads to the enclosed rear garden accessed via gates. The rear garden is private, fully enclosed and is easy maintenance. It is laid with artificial grass, concrete paving, gravelled areas and is bordered by a variety of shrubs and flowers with a convenient timber shed situated at the of the plot.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 