

Connells

Bristol Avenue
PETERBOROUGH

Bristol Avenue
PETERBOROUGH PE4 6PG

for sale
£220,000







Property Description

ONE LEVEL. ONE LOVELY LIFESTYLE

Enjoy the ease of single-storey living in the heart of ever-popular Werrington Village with this beautifully presented two-bedroom bungalow. Offered with no forward chain, it's an ideal choice for those looking to make a smooth and straightforward move.

Well maintained and ready to enjoy from day one, the accommodation features a welcoming entrance hall, a bright and comfortable lounge, a generously sized fitted kitchen/diner, two well-proportioned bedrooms and a modern shower room. Whether you're downsizing, looking for life on one level or simply searching for a home that's easy to manage, this property could be the perfect fit.

Outside, there's plenty to appreciate too. Two private driveways provide convenient off-road parking, while the enclosed rear garden offers a private space to sit back, relax and enjoy the outdoors, whether it's a quiet morning coffee or entertaining friends and family.

Perfectly positioned for enjoying village life, with local shops, amenities and transport links all within easy reach, this delightful bungalow combines comfort, convenience and a sought-after setting.

No chain, one level and a lifestyle to love. Early viewing is highly recommended.

Entrance Hall

Patterned UPVC front door with matching UPVC window to one side into the entrance hall. Double radiator, smooth ceiling with mains fed smoke alarm and doors off onto bedrooms, shower room, kitchen/breakfast room and lounge.

Lounge

Radiator, TV point, living flame gas fire with granite back and marble hearth, smooth ceiling with loft access, fully glazed UPVC door and window into the rear garden.

Kitchen/Diner

Comprising a range of matching wall and base level Shaker style units, worktops and a one and half single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint (Falvel Milano E60 double oven, grill and four ring hob cooker included in the sale) with extractor above, plumbing for washing machine (Bosch Series 4 Washing machine included in the sale), space for a full standing fridge freezer, gas boiler (servicing the hot water and central heating system), ceramic tiled flooring, double radiator, smooth ceiling, half glazed patterned UPVC door and window into the rear garden.

Bedroom One

Radiator, two telephone points, smooth ceiling and UPVC double glazed window to the front.

Bedroom Two

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

Shower Room

Comprising of a three piece suite to include a walk in shower area, wash hand basin with mixer tap and tiled splashbacks plus a WC with dual flush. Double radiator, double doors into fitted airing cupboard with slatted shelving and heated towel rail, ceramic tiled flooring, smooth ceiling with extractor and double glazed skylight.

Outside

To the front of the property there is a paved path leading to the front door and a gravel ornamental/driveway providing off road parking with mature and established planted side borders.

The rear garden has an extensive paved patio area with a paved path leading to the rear, plus mature and established planting areas. Double gated access leading on to gravel and concrete additional off road parking. Timber built shed, sensor security light and outside tap. The garden is surrounded by a timber built fence.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







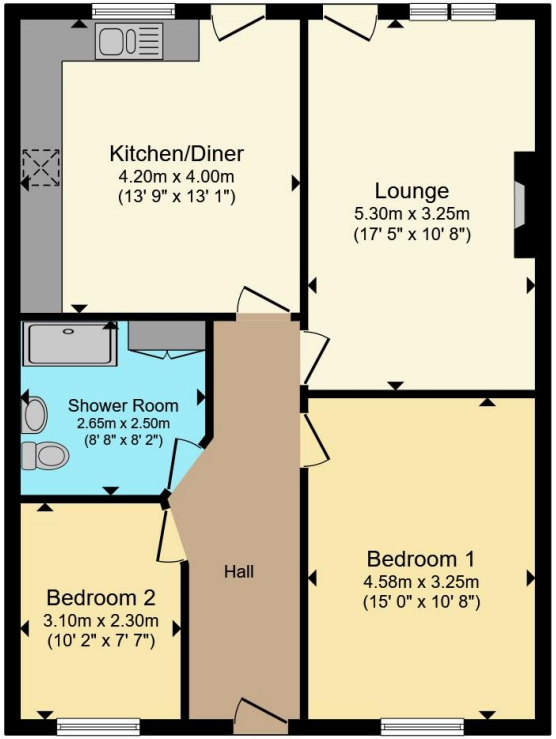












Total floor area 73.5 m² (791 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305702

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.