



Connells

Canwell
PETERBOROUGH

Canwell PETERBOROUGH PE4 6BY

for sale guide price
£220,000- £230,000



This fantastic four-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal purchase for growing families. The ground floor comprises a welcoming lounge, a bright conservatory overlooking the rear garden, a fitted kitchen/diner complete with a range of built-in appliances, and a convenient downstairs cloakroom. To the first floor are four well-proportioned bedrooms, two are currently being utilised as craft rooms, offering flexibility to suit a variety of needs. The accommodation is completed by a family bathroom. Externally, the property benefits from a low-maintenance front garden and an enclosed rear garden which is mainly laid to lawn, providing a safe and enjoyable outdoor space for children and pets. Ideally situated close to a range of local amenities, schools and transport links, this attractive home offers both convenience and practicality and would make a wonderful family home.

Entrance Hall

Half glazed door into the main entrance, double radiator, two doors into storage cupboards, further walk in storage cupboard housing the gas boiler (services the central heating and hot water system), coving to textured ceiling, doors off onto lounge, kitchen/diner and downstairs cloakroom

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks plus a WC. Textured ceiling and frosted UPVC double glazed window to the front.

Lounge

Two radiators, TV point, coving to textured ceiling and three UPVC double glazed windows to the rear.

Kitchen/Diner

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill, four ring gas hob with extractor & plumbing for washing machine. Double radiator, coving to textured ceiling, two UPVC double glazed windows to the front, half glazed door and window into the conservatory.



Conservatory

Constructed of a brick base with UPVC double glazed windows surround and a half glazed UPVC door into the rear garden. Radiator and slanted poly carbonate roof.

First Floor Landing

Door into airing cupboard housing the cylinder water tank, coving to textured ceiling with access to loft, doors off onto bedrooms and bathroom.

Bedroom One

Two doors into fitted wardrobes, coving to textured ceiling and two UPVC double glazed windows to the rear.

Bedroom Two

Double radiator, two doors into fitted wardrobes, coving to textured ceiling and two UPVC double glazed windows to the rear.

Bedroom Three

Textured ceiling and UPVC double glazed window to the front.

Bedroom Four

Currently used by vendor as a craft room. Textured ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled and comprising a three piece suite to include bath with mixer tap and mains fed shower over, waterfall head and detachable hose, a wash hand basin with mixer tap over which is set within a vanity unit to include the WC with concealed cistern and dual flush. Heated towel rail, textured ceiling and patterned UPVC double glazed window to the front.

Outside

To the front of the property there is a block paved ornamental garden, door into meter cupboard plus a storm canopy porch.

The rear garden is laid to lawn with a paved patio area, mature and established planted side borders and a timber built shed. The garden is surrounded by a timber built fence with gated access leading out to the rear.

Parking is communal

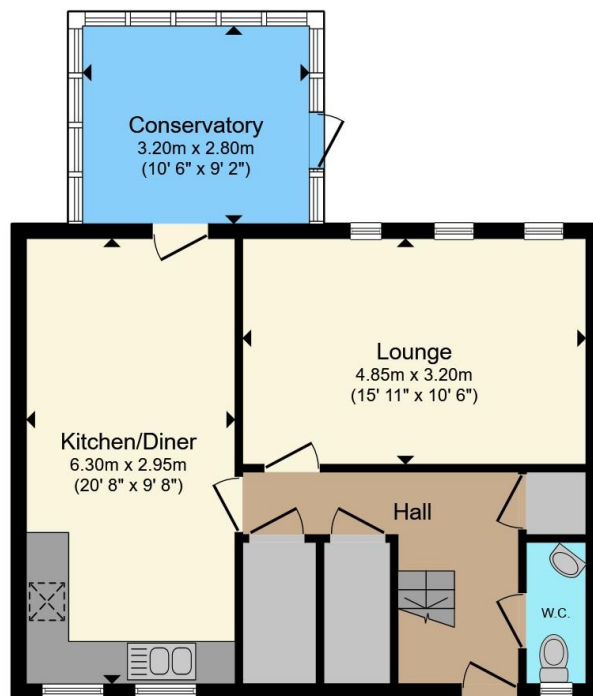
Agents Note:

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.

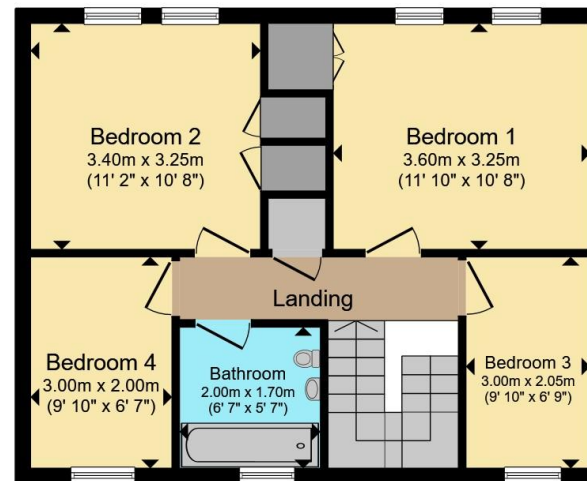








Ground Floor



First Floor

Total floor area 109.1 m² (1,174 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

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305912



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

Property Ref: WRN305912 - 0005