



Connells
connells.co.uk 01733 579 412
FOR SALE

Connells

Abbotts Grove
Peterborough



Property Description

Located in a sought-after area of Werrington, this chain-free two bedroom detached bungalow offers well-laid-out accommodation ideal for those looking to downsize or enjoy level living.

The property features a good-sized lounge, a separate dining room, and a practical kitchen. Two well-proportioned bedrooms provide comfortable accommodation, while the single-level layout offers convenience and accessibility.

Outside, the property benefits from gardens to the front and rear, offering pleasant outdoor space, along with a detached garage and driveway providing off-road parking.

Situated close to a bus stop, with easy access to local amenities, shops, and schools, the bungalow is well positioned for day-to-day convenience.

Offered with no onward chain, this property is ready for its next owner to move in and put their stamp on it.

Entrance Hall

Half glazed patterned UPVC door with matching window to the side into the entrance hall. Radiator, telephone point, door into walk in storage cupboard and a door into the airing cupboard which houses the cylinder water tank and has slatted shelving. Coving to textured ceiling with loft access and doors off bedrooms, bathroom, kitchen and lounge.

Lounge

Radiator, feature fire place with a brick feature surround, TV point, coving to textured ceiling, UPVC double glazed window to the front and an archway through to the dining room.

Dining Room

Radiator, coving to textured ceiling, serving hatch into the kitchen and double glazed patio doors into the lean to.

Lean-To

Practical lean-to, offering useful additional space ideal for storage,

Kitchen

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Cookerpoint, plumbing for washing machine, space for a full standing fridge freezer, gas boiler (servicing the hot water and central heating system), serving hatch into the dining room. Radiator, textured ceiling and UPVC double glazed window to the rear and a half glaze UPVC door to the rear.

Bedroom One

Radiator, full glass sliding doors into fitted wardrobes, textured ceiling and UPVC double glazed window to the front.

Bedroom Two

Radiator, telephone point, textured ceiling and UPVC double glazed window to the rear.

Bathroom

Being part tiled and comprising a three piece suite to include a bath with taps over, mains fed shower over, a wash hand basin with taps over and a WC. Radiator, textured ceiling and a frosted UPVC double glazed window to the rear.

Outside

To the front of the property there is a lawned garden with mature and established planted side borders. A paved path leads to the front door and continues to the side and garage. Gated access to the rear garden.

The rear garden is laid to lawn with a paved patio and a gravel ornamental area. The garden is surrounded by a timber built fence.

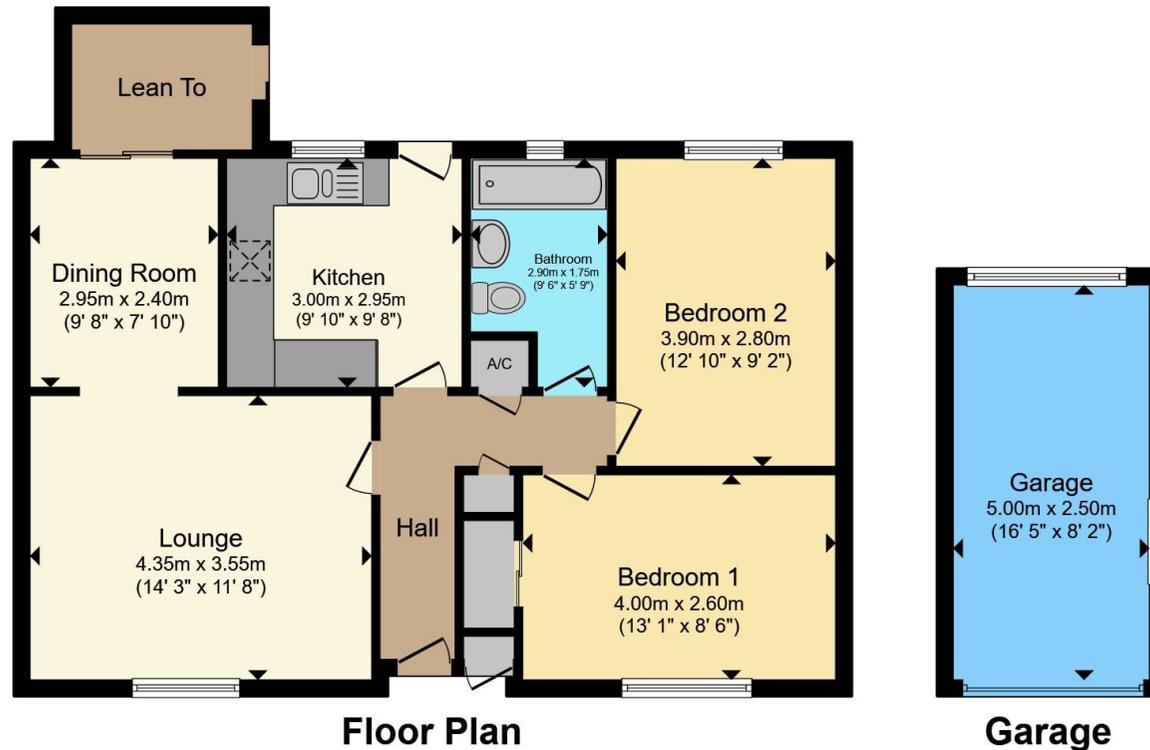
Garage

Fitted with a metal up and over door









Total floor area 83.6 m² (899 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



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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property WRN305769



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: WRN305769 - 0005