



Connells

Churchfield Road
Peterborough



Property Description

A great semi detached property located within easy reach of a major retail park, Morrisons supermarket, local schools and amenities. Good bus and road links to the city centre and surrounding areas. The property would make an ideal investment or first time purchase with potential to put your own stamp on it. With two bedrooms, nursery/study, two reception rooms, kitchen with built in cooker and a downstairs bathroom. The generous rear garden is enclosed and laid to lawn with rear access and parking for three vehicles. Call our sales on 01733 579412 for full details and to arrange your viewing.

Dining Room

12' 1" x 10' 11" (3.68m x 3.33m)
Fully glazed patterned UPVC double glazed door into the dining room. Radiator, laminate flooring, feature fireplace, coving to textured ceiling and UPVC double glazed window to the front. Doorway through to an inner hallway.

Inner Hallway

Laminate flooring, staircase to first floor landing, coving to textured ceiling and doorway through to the lounge.

Lounge

12' 1" max x 11' 11" (3.68m max x 3.63m)
Radiator, TV point, laminate flooring, door into understairs storage cupboard, coving to textured ceiling, UPVC double glazed windows to side and rear and archway through to the kitchen.

Kitchen

9' 5" x 7' 4" (2.87m x 2.24m)
Comprising a range of wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob, plumbing for washing machine and space for further appliance. Ceramic tiled flooring, extractor, textured ceiling, UPVC double glazed window to the side, half glazed frosted UPVC door to side and door through to the bathroom.

Bathroom

Being fully tiled and panelled and comprising of a three piece suite to include bath with mixer tap over, shower attachment and shower screen, a wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, extractor, smooth ceiling with recess lighting, loft access and frosted UPVC double glazed window to the rear.

First Floor Landing

Textured ceiling, UPVC double glazed window to side and doors off onto bedrooms one and two.

Bedroom One

12' max x 10' 11" (3.66m max x 3.33m)
Radiator, door through to the storage cupboard, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Two

12' max x 12' (3.66m max x 3.66m)
Radiator, coving to textured ceiling and UPVC double glazed window to the rear. Door through to bedroom three.

Nursery/Study

9' 3" x 7' 4" (2.82m x 2.24m)
Radiator, coving to textured ceiling and UPVC double glazed window to the side.

Outside

To the front of the property is an ornamental broken slate garden which is surrounded by a timber built fence.

There is gated access to the generous rear garden which is laid to lawn, enclosed by a timber built fence with rear access and parking for at least three vehicles.





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.focalagent.com

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: B

view this property online connells.co.uk/Property/WRN305783



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