

for sale

guide price **£170,000-£180,000**



Canonsfield Peterborough PE4 5AQ

GUIDE PRICE £170,000 - £180,000

A perfect first time purchase or downsize option in the heart of Werrington, with shops, schools and public transport all close by. The property benefits from two bedrooms a family shower room plus an en-suite cloakroom to the main bedroom.



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Entrance Hall

Half glazed patterned door into the entrance hall, tiled flooring, radiator, textured ceiling, doors off on the lounge and shower room.

Shower Room

Comprising a three piece suite to include a shower cubicle with electric shower fitted, wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Flooring continuous from the entrance hall, extractor, textured ceiling with recess lighting and a patterned UPVC double glazed window to the front.

Lounge

Two radiators, wall mounted living flame electric fire, staircase to the first floor landing with understairs storage cupboard, TV and telephone points, coving to textured ceiling, UPVC double glazed window to the front, archway through to study area and door through to the kitchen/diner.

Kitchen/Diner

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Built in four ring hob and extractor, plumbing for a washing machine and space for a full standing fridge freezer. Radiator, textured ceiling and two UPVC double glazed windows to the side.



Study Area

Smooth ceiling, UPVC door with matching window into the garden. Door into bedroom two.

Bedroom Two

Radiator, inset TV area, smooth ceiling and UPVC double glazed window to the rear.

First Floor Landing

Double doors into a fitted wardrobe with hanging rail. Textured ceiling with loft access, door off onto bedroom one.

Bedroom One

Double radiator, door into the storage eaves housing the gas boiler (servicing the hot water and central heating system), textured ceiling and UPVC double glazed windows to the front and side. Door into en-suite cloakroom.

En-Suite Cloakroom

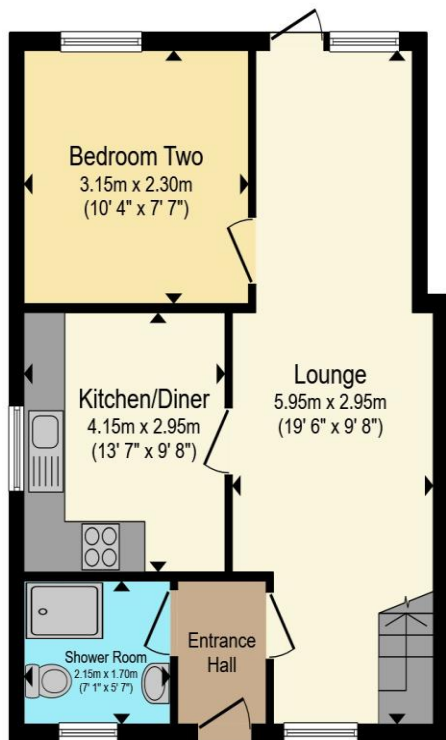
Comprising a two piece suite to include a wash hand basin with mix which is all set within a vanity unit.

Outside

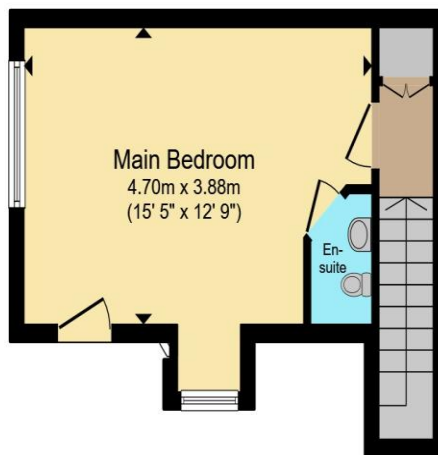
Gravel area to the front providing off road parking, to the side there are two more allocated parking spaces and gated access to the rear garden.

The rear garden is paved with planted side borders and outside lights. Timber built shed (with power and lighting)





Ground Floor



First Floor

Total floor area 69.8 m² (752 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



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Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305746 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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