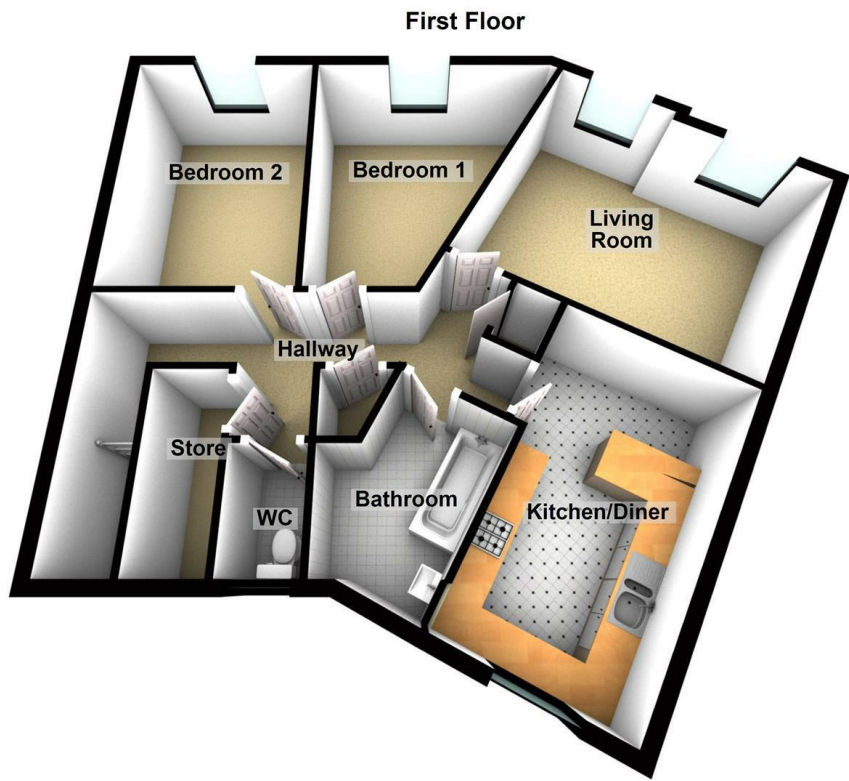




ENTRANCE PORCH WITH STAIRS LEADING TO FIRST FLOOR

HALLWAY

BEDROOM 2

BEDROOM 1

LIVING ROOM

KITCHEN DINER

BATHROOM

WC

BOILER ROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

27 Gatenby
Werrington, Peterborough, PE4 6JU
£895 Per Month



27 Gatenby
Werrington, Peterborough
PE4 6JU

In the desirable Werrington area, this maisonette offers spacious accommodation with UPVC double glazing, gas central heating and a 107-year lease length - available with No Forward Chain!

TWO DOUBLE BEDROOMS

SPACIOUS LIVING ROOM

KITCHEN DINER

UPVC DOUBLE GLAZED

GAS CENTRAL HEATING

NO FORWARD CHAIN

POPULAR AREA

CALL 01733 303111 FOR A VIEWING

Viewings: By appointment
£895 Per Month

ENTRANCE PORCH
UPVC door to front, stairs leading to the first floor

HALLWAY
Fitted carpet, x2 storage cupboards and a boiler room with a wall-mounted gas central heating boiler.

LIVING ROOM
11'1" x 20'5"
x2 UPVC double glazed windows to rear, laminate flooring, radiator, TV & telephone points.

KITCHEN DINER
15'1" x 8'8"
UPVC double glazed window to front. Fitted kitchen with a matching range of base and eye level units with fitted 1 1/2 bowl stainless steel sink drainer, fitted electric oven, fitted four ring gas hob, extractor fan over, breakfast bar, space for washing machine, space for fridge freezer.

BATHROOM
Obscure UPVC double glazed window to front, bath with shower over, wash hand basin, splashback tiles, radiator.

CLOAKROOM
Obscure UPVC double glazed window to front, low level WC.

BEDROOM 1
13'5" x 12'1" max
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
13'5" x 9'2"
UPVC double glazed window to rear, fitted carpet, radiator.

OUTSIDE
Communal Parking to the front and Communal drying area.

SURROUNDING AREA
Werrington is a residential area to the north of the City of Peterborough. Werrington Village is the original part of the area with shopping and schooling facilities including the Werrington Primary School, Dentist, Doctors, Chemist, etc.. The new part of Werrington has a centre which currently includes Tesco's and other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers, etc. Cuckoo's Hollow surrounds a lake and is a large expanse of grassland dotted with a variety of trees and bushes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC