

for sale

offers in excess of **£160,000**



Somerville Peterborough PE4 5BB

THE RIGHT CHOICE FOR FIRST TIME PURCHASERS OR INVESTORS

Always a popular choice for investors Is this two bedroom mid terrace property located in the heart of Werrington. Close to amenities and schools. Call to view 01733 579412



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Entrance Hall

Half glazed patterned double glazed door into the entrance hall. Radiator, laminate flooring, door into storage cupboard, textured ceiling with doors into the lounge/diner and kitchen.

Kitchen

7' 7" x 7' 3" (2.31m x 2.21m)
Comprising a range of matching wall and base level units, worktops, one and a half single drainer porcelain sink with mixer tap over and extendable hose. Built in double oven, grill, four ring hob and an oversized stainless steel extractor. Plumbing for washing machine, space for a further appliance and an integral fridge freezer. Ceramic tiled flooring, gas boiler servicing the hot water and central heating system, textured ceiling and UPVC double glazed window to the front.

Lounge / Diner

15' 10" x 12' 7" inc staircase (4.83m x 3.84m inc staircase)
Radiator, TV and telephone points, staircase to the first floor landing, textured ceiling and UPVC double glazed French doors with matching windows either side into the rear garden.

First Floor Landing

Textured ceiling, doors off onto bedrooms and bathroom.

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)
Radiator, textured ceiling and UPVC double glazed window to the rear.



Bedroom Two

12' 7" x 7' 4" max (3.84m x 2.24m max)

Radiator, door into storage cupboard. textured ceiling with loft access and UPVC double glazed window to the front.

Bathroom

Part tiled and comprising a three piece suite to include a bath with mixer tap, shower attachment and a shower screen. Wash hand basin with mixer tap over plus a WC with dual flush. Textured ceiling with extractor

Outside

To the front of the property is a lawned garden with a paved path leading to the front door with storm canopy porch, door into storage/meter cupboard.

To the rear is a paved and ornamental garden with a timber built shed. The garden is surrounded by a timber built fence with gated access leading the parking area where there is an allocated parking space.





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

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Unit 6 Staniland Way Werrington
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Property Ref: WRN305513 - 0008

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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