

for sale

£270,000



## Ennerdale Rise Peterborough PE4 7UB

**CHAIN FREE DETACHED BUNGALOW**  
with a good sized interior and plenty of potential, Situated in a prime residential area. With the added benefits of three bedrooms, bright lounge, fitted kitchen, great size rear garden, garage and off road parking. Call to book your viewing today!





# Ennerdale Rise Peterborough PE4 7UB

## Entrance Hall

Half glazed Georgian and patterned UPVC double glazed door into the entrance hall. Telephone point, electric night storage heater, door into storage cupboard with shelving, coving to textured ceiling with loft access. Doors off onto bedrooms, shower room, kitchen and lounge.

## Lounge

17' 8" x 11' 6" max ( 5.38m x 3.51m max )

TV point, living flame gas fire with marble back, hearth and wooden surround, coving to textured ceiling, Georgian style UPVC double glazed French doors with matching windows either side into the rear garden.

## Kitchen

11' 7" x 10' 4" ( 3.53m x 3.15m )

Comprising a range of matching wall and base level units, concealed lighting to the wall units, glass fronted display unit, worktops and a one and a half single drainer with a mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob with extractor hood above. Plumbing for washing machine, gas boiler, wall mounted electric night storage heater, ceramic tiled flooring and coving to textured ceiling. Georgian style UPVC double glazed window and a half glazed patterned UPVC door into the rear garden.





## Shower Room

6' 10" x 6' 3" ( 2.08m x 1.91m )

Being fully tiled and comprising a three piece suite to include an oversized shower cubicle which has a mains fed shower fitted, a wash hand basin with mixer tap and set within a vanity unit and which includes the WC with concealed cistern and dual flush. Shaver point, wall mounted Dimplex heater, smooth ceiling with extractor and a patterned Georgian UPVC double glazed window to the side.

## Bedroom One

12' 1" x 11' 4" ( 3.68m x 3.45m )

Electric night storage heater, coving to textured ceiling and Georgian style UPVC double glazed window to the front.

## Bedroom Two

11' 4" x 9' 2" ( 3.45m x 2.79m )

Electric night storage heater, coving to textured ceiling and Georgian style UPVC double glazed window to the front.

## Bedroom Three

11' 5" x 6' 11" ( 3.48m x 2.11m )

Coving to textured ceiling and Georgian style UPVC double glazed window to the side.

## Outside

To the front of the property is a gravel ornamental garden with a rockery and mature, established planting. A concrete and gravel driveway provides off road parking which in turn leads to the garage.

The rear garden is laid to lawn with established planted borders and a paved patio area. Glass greenhouse, outside tap and security light.

## Garage

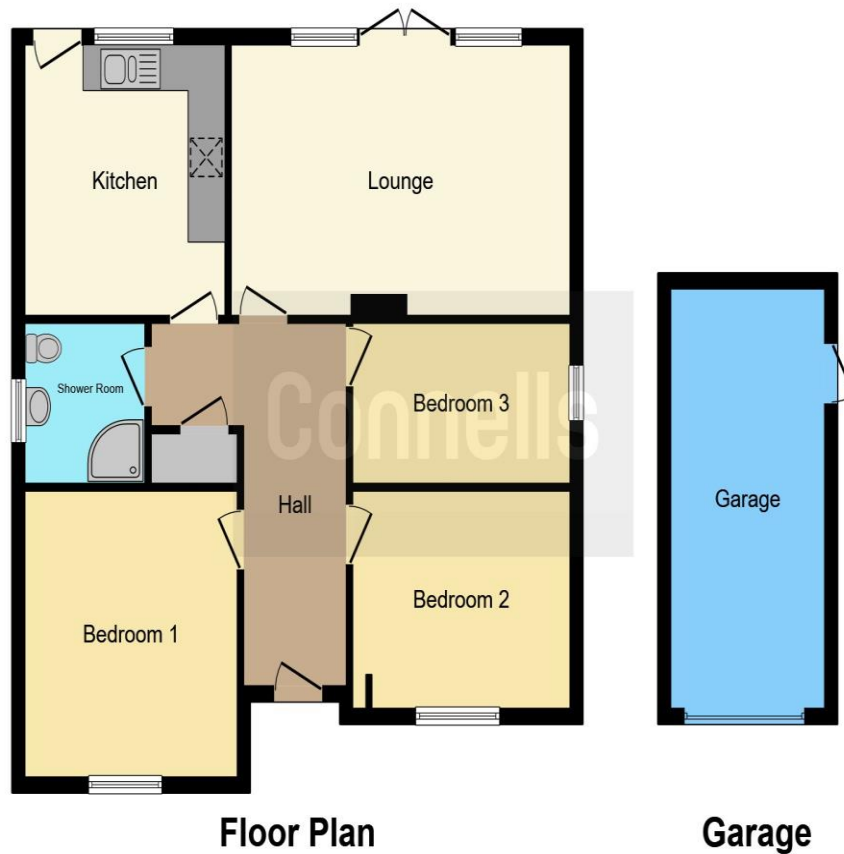
19' 8" x 8' 1" ( 5.99m x 2.46m )

Fitted with an electric up and over door. Power and lighting. Half glazed and patterned UPVC courtesy side door.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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](http://www.focalagent.com)

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Property Ref: WRN305692 - 0004

Tenure: Freehold EPC Rating: F

Council Tax Band: C

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