

for sale

Guide price **£200,000 to £210,000**



## Barn Close Peterborough PE4 6LB

GUIDE PRICE £200,000 TO £210,000

PERFECT RETIREMENT OPTION FOR THE OVER 60's

Take a look at this detached bungalow located in Werrington Village. With one/two double bedrooms, fitted kitchen with appliances, good size lounge, conservatory and a useful shower room.

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# Barn Close Peterborough PE4 6LB

## Entrance Porch

Front door with UPVC window into an entrance porch. Textured ceiling and a half glazed door through into the main inner hallway.

## Entrance Hallway

Radiator, telephone point, door into walk in boiler/storage cupboard which houses the gas boiler which services the hot water and central heating system and with shelving. Textured ceiling with smoke alarm and doors off onto bedrooms, shower room, kitchen and lounge.

## Lounge

12' 11" x 11' 11" ( 3.94m x 3.63m )

Two radiators, TV point, feature fireplace, coving to textured ceiling, archway through to the dining room/bedroom two, UPVC French doors with UPVC windows either side into the conservatory.

## Conservatory

17' 3" x 9' 5" ( 5.26m x 2.87m )

Being constructed of a brick base with UPVC double glazed windows surround, poly carbonate roofing, two double radiators, wall mounted electric heater and UPVC double glazed French doors into the rear garden.



## Bedroom Two / Dining Room

12' 10" x 9' 10" ( 3.91m x 3.00m )

Radiator, door into storage cupboard with shelving, coving to textured ceiling, UPVC double glazed window to the rear and door through to inner hallway.

## Kitchen

14' max x 10' 7" max ( 4.27m max x 3.23m max )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring hob with extractor, plumbing for washing machine, space for a full standing fridge freezer, ceramic tiled flooring, radiator, textured ceiling and UPVC double glazed window to the front.

## Shower Room

8' 3" x 5' 10" ( 2.51m x 1.78m )

Being fully tiled and comprising a three piece suite to include a shower cubicle with sliding door, a wash hand basin with mixer tap and set within a vanity unit and a WC with dual flush. Heated towel rail, textured ceiling with recess lighting and a frosted UPVC double glazed window to the rear.

## Bedroom One

12' 2" x 9' 9" ( 3.71m x 2.97m )

Radiator, range of wardrobes and UPVC double glazed window to the side.

## Garage

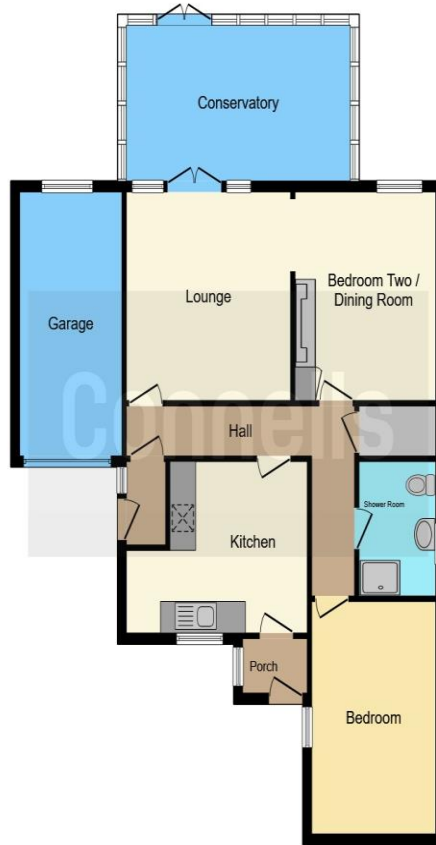
Power and light connected

## Outside

A paved driveway providing off road parking to the front which in turn leads to the garage.

A gravel ornamental rear garden with feature pond, planted border, timber built shed and being surrounded by hedging.





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Property Ref: WRN305467 - 0007

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2255.64

Ground Rent: Ask Agent

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