

Connells

Wainwright
Peterborough

Wainwright
Peterborough PE4 5AH

Offers in Excess of
£190,000







Property Description

Situated in the heart of Werrington, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or investors. The property is offered chain free, ensuring a smooth and straightforward purchase.

The accommodation comprises a modern fitted kitchen complete with built-in appliances, providing both style and practicality. The spacious lounge/diner enjoys a light and airy feel and benefits from direct access to the rear garden, creating an ideal space for relaxation or entertaining.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. Externally, the home features both front and rear gardens, perfect for outdoor enjoyment, along with the added advantage of a driveway and a garage, providing ample off-road parking and storage.

Conveniently located, the property is within easy reach of local schools, bus routes, and a wide range of amenities, making it perfectly placed for day-to-day living.

Early viewing is highly recommended.

Entrance Hall

Half glazed and patterned UPVC door into the entrance hall and door into meter cupboard. Radiator, laminate flooring, door into a storage cupboard (with shelving), textured ceiling and doorways into the lounge/diner and kitchen.

Kitchen

Comprising a range of Shaker style wall and base level units, worktops and a one and a half Hotpoint single drainer sink with cottage style mixer tap over with tiled splashbacks. Built in Hotpoint, stainless steel oven, grill, four ring gas hob and extractor. Integral fridge freezer, plumbing for a washing machine, gas boiler (servicing the hot water and central heating system), laminate flooring continuous from the entrance hall, textured ceiling and UPVC double glazed window to the front.

Lounge / Diner

Double radiator, TV and telephone points, spiral staircase to the first floor landing, coving to textured ceiling, UPVC window and a half glazed UPVC door into the rear garden.

First Floor Landing

Textured ceiling, sliding doors into the bedrooms and a bi-fold concertina door into the bathroom.

Bedroom One

Radiator, TV & telephone points, mirrored sliding doors into fitted wardrobes (with hanging rail and shelving), textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

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

Bathroom

Being part tiled and comprising of a three piece suite to include bath with Mira shower over and shower screen, a wash hand basin with mixer tap over plus a WC with dual flush. Heated towel rail, laminate flooring, textured ceiling and extractor.

Outside

To the front of the property is a lawned front garden, paved paths to the front door with storm canopy porch and a storage cupboard and continuing to the side of the property with gated access to the rear garden. A driveway provides off road parking and in turn leads to the single detached garage.

The rear garden is laid to lawn with a large paved patio area. Raised paved area to the rear with shed. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Garage **Ground Floor** **First Floor**

Total floor area 66.1 m² (711 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

Connells

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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