



Connells

Werrington Grove
Peterborough

Werrington Grove Peterborough PE4 6NT

for sale
£50,000



Property Description

Downsize the property, not your lifestyle

An excellent opportunity to purchase this one-bedroom park home, pleasantly positioned within a village location and offering comfortable, easy-to-manage accommodation.

The property features a lounge, fitted kitchen, bedroom and three-piece bathroom, providing everything required for convenient single-level living.

Outside, the home benefits from its own garden areas, along with a private driveway providing off-road parking.

Offering plenty of potential and an affordable opportunity to enjoy park home living in a village setting this property is well worth viewing.

Call today to arrange your viewing!

Entrance Porch

Half glazed UPVC door into entrance porch, textured ceiling, UPVC double glazed window to side and fully glazed pattered door into the main entrance hall.

Entrance Hall

Radiator, smooth ceiling with mains fed smoke alarm and doors onto kitchen, bathroom and bedroom.

Kitchen

Comprising a range of fitted wall and base-level units with work surfaces over, single drainer sink with taps and tiled splashbacks. Cooker point, plumbing for washing machine and space for fridge/freezer. Smooth ceiling, dual-aspect UPVC double-glazed windows and fully glazed door opening into the lounge.

Lounge

Radiator, telephone point and useful storage cupboard housing the gas boiler. Samsung Digital Inverter air conditioning unit, smooth ceiling, UPVC double-glazed bow window to the front and further UPVC double-glazed window to the side. Half-glazed UPVC door providing access to the side.

Bathroom

Comprising a three piece suite to include bath with taps & shower fitted over and shower rail, wash hand basin with mixer tap over and tiled splash backs, WC. Radiator, extractor, smooth ceiling & frosted UPVC double glazed window to the side.

Bedroom

Radiator, fitted wardrobe, smooth ceiling and twin aspect UPVC double glazed windows to side and rear.

Outside

To the front of the property is an attractive gravelled garden with planted borders, alongside a driveway providing off-road parking. Gated access leads to a lawned side garden with shed & fully enclosed by timber fencing, providing a pleasant and private outdoor space.

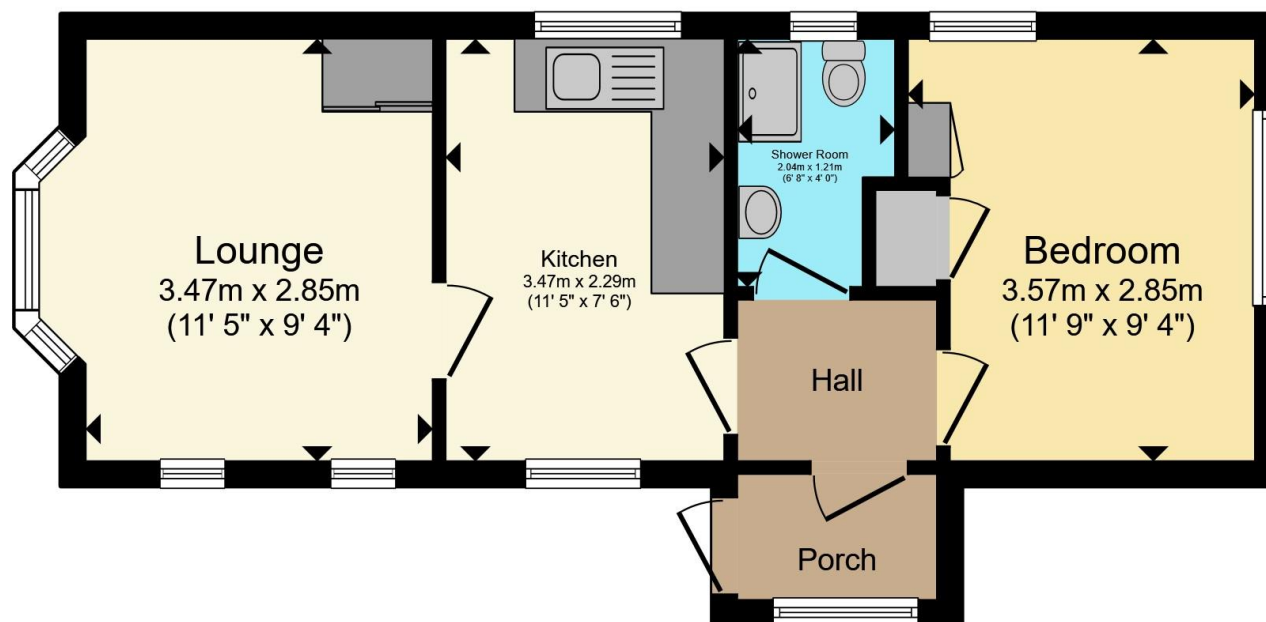
Agents Note

'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.









Total floor area 35.7 m² (384 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
 PETERBOROUGH PE4 6NA

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/WRN305949

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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