



FITZJOHN
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30 Wetherby Way Peterborough PE1 5NW

£155,000



Offered for sale with NO FORWARD CHAIN is this modern two-bedroom terraced house, benefiting from an electric air source heat pump, redecoration throughout, a refitted kitchen and a driveway providing off-road parking. *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance Hall
Radiator, fitted carpet, coving to textured ceiling, open plan to:

Kitchen 2.64m (8'8") x 2.03m (6'8")
Refitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge, built-in fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, vinyl flooring, coving to textured ceiling.

Living Room 4.73m (15'6") x 3.78m (12'5")
Electric fireplace set in Adam style surround, radiator, fitted carpet, TV point, textured ceiling, stairs, sliding door to rear garden.

First Floor Landing
Fitted carpet, textured, loft hatch, door to airing cupboard housing hot water tank.

Bedroom 1 3.78m (12'5") x 2.64m (8'8")
Window to rear, radiator, fitted carpet, textured ceiling.

Bathroom
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, radiator, vinyl flooring, textured ceiling.

Bedroom 2 3.29m (10'10") x 1.86m (6'1")
Window to front, radiator, double door to built-in double wardrobe(s) with hanging rails and shelving.

OUTSIDE:
Backing onto playing field, enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn and timber garden shed.

Area Map



Floor Plans



Energy Efficiency Graph

