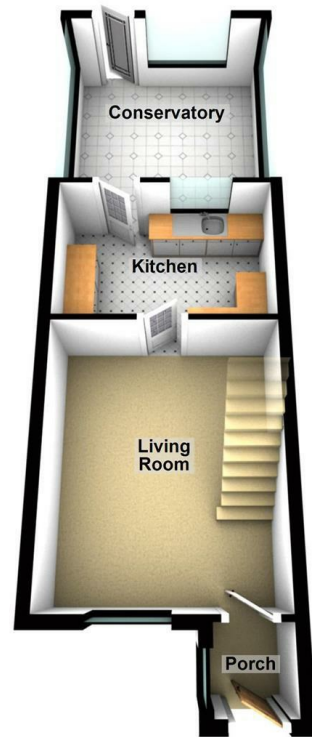


Ground Floor



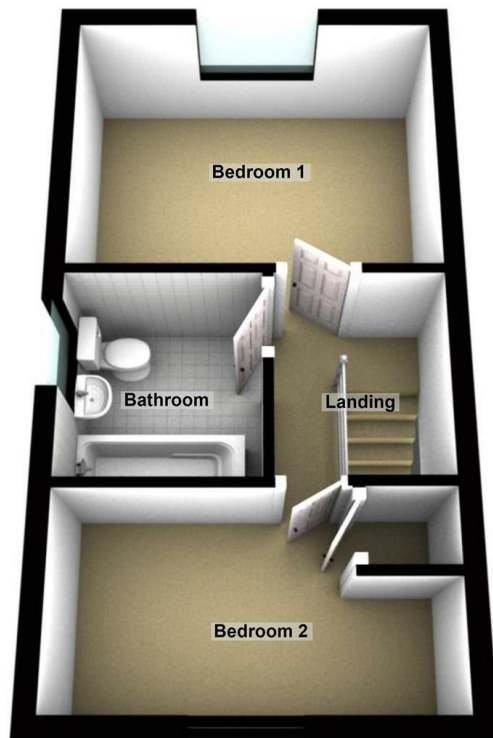
ENTRANCE HALL

LIVING ROOM

KITCHEN/BREAKFAST ROOM

CONSERVATORY

First Floor



LANDING

BEDROOM 1

BATHROOM

BEDROOM 2



woodcockholmes.co.uk



Woodcock Holmes

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01733 303111

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Wainwright**  
Werrington, Peterborough, PE4 5AG  
£185,000



## Wainwright Werrington, Peterborough PE4 5AG

Situated in the popular Werrington area, this end terrace home is ideal for First Time Buyers or Investment Buyers - recently re-decorated throughout, with brand new fitted kitchen, spacious conservatory and private garden!

- NO FORWARD CHAIN
- BRAND NEW KITCHEN
- TWO BEDROOMS
- CONSERVATORY TO REAR WITH NEW ROOF FITTED
- PRIVATE GARDEN & ADDITIONAL ALLOCATED PARKING
- RECENTLY RE-DECORATED THROUGHOUT
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR LOCATION WITHIN WALKING DISTANCE TO AMENITIES
- GOOD INVESTMENT OPPORTUNITY
- CALL 01733 303111 FOR A VIEWING

Viewings: By appointment  
£185,000

### ENTRANCE PORCH

3'9" x 3'7"  
UPVC double glazed single door to front, vinyl flooring, radiator, door into the living room

### LIVING ROOM

14'1" x 11'8"  
UPVC double glazed window to front, fitted carpet, radiator, stairs to first floor, telephone and TV point.

### KITCHEN

7'11" x 11'8"  
UPVC double glazed window to rear and a single door to rear leading into the conservatory. The brand new kitchen is fitted with a matching range of base and eye level units, with fitted worktops, splashback tiles, fitted sink drainer, built in over, four ring hob and extractor fan over, space for other appliances.

### CONSERVATORY

11'6" x 11'8"  
UPVC double glazed door and windows to rear, laminate flooring, brick base built, radiator.

### LANDING

Fitted carpet, loft access.

### BEDROOM 1

8'6" x 11'10"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BATHROOM

6'5" x 5'7"  
Obscure uPVC double glazed window to side, fitted three piece suite with low-level WC, pedestal wash hand basin, bath with electric shower fitted over, splashback tiles, radiator.

### BEDROOM 2

6'8" x 11'8" max  
UPVC double glazed window to front, radiator, fitted carpet, storage cupboard over bulkhead from stairs.

### OUTSIDE

Outside the property features a front lawn and path to the front door, side access to the garden via a single wooden gated, the rear garden is enclosed by timber fencing, laid with lawn with timber shed to rear.

### SURROUNDING AREA

Positioned within a popular community with easy access to amenities, beautiful outdoor spaces like parks and Cuckoos Hollow, Werrington centre including local shops and a Tesco supermarket, local primary and secondary schools within walking distance - along with plenty of public transport links and great bus route system.

### SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC