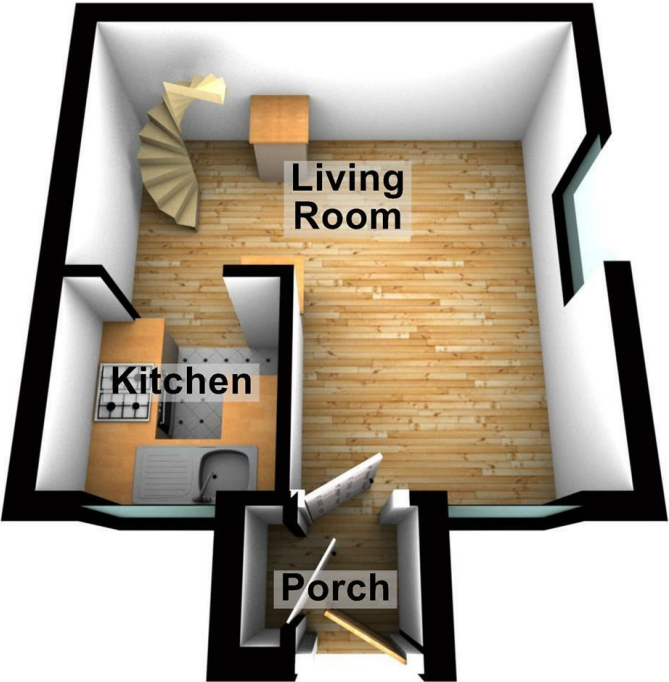


Ground Floor



ENTRANCE PORCH

LOUNGE/DINER  
3.99m max x 4.75m max / 13'1" max x 15'7" max

KITCHEN  
1.73m x 1.83m / 5'8" x 6"

First Floor



LANDING

BEDROOM  
3.99m x 2.44m / 13'1" x 8"

BATHROOM  
1.68m x 1.65m / 5'6" x 5'5"

**Woodcock Holmes**  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
  
01733 303111  
info@woodcockholmes.co.uk

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**Zoopla**

**THE GUILD**  
PROPERTY PROFESSIONALS

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.

woodcockholmes.co.uk

**Wh**  
WOODCOCK HOLMES



**66a Wainwright**  
Werrington, Peterborough, PE4 5AG  
£155,000





66a Wainwright  
Werrington, Peterborough  
PE4 5AG

Situated in the desirable Werrington area, this freehold cluster home is in great condition and is a brilliant first time purchase/ but to let investment.

• NO FORWARD CHAIN

• OFF ROAD PARKING

• GOOD QUALITY CONDITION THROUGHOUT

• POPULAR LOCATION

• EASY ACCESS TO AMENITIES AND PUBLIC TRANSPORT

• GAS CENTRAL HEATING

• UPVC DOUBLE GLAZED

• GARDEN SPACE

• OPEN PLAN LIVING

• MODERN THREE-PIECE BATHROOM

Viewings: By appointment

£155,000

ROOM MEASUREMENTS

ENTRANCE PORCH

LOUNGE/DINER  
3.99m max x 4.75m max / 13'1" max x 15'7" max

KITCHEN  
1.73m x 1.83m / 5'8" x 6"

LANDING

BEDROOM  
3.99m x 2.44m / 13'1" x 8"

BATHROOM  
1.68m x 1.65m / 5'6" x 5'5"

THE PROPERTY

Outside there is large gravelled area to the front of the property, from the front is access to the property is a enclosed garden space bordered by timber fencing and laid with patio. There is also an additional communal drying area behind the property and allocated off road parking space to the side of the home.

The house itself features a stylish open plan downstairs living space with radiators, stylish flooring, uPVC double glazed windows to front and side bringing in plenty of natural light, a stylish spiral stair case leading upstairs and a modern kitchen.

The fitted kitchen has a variety of units and worktop space available, there is a fitted sink drainer, oven, hob and a washing machine.

Leading upstairs via a beautiful spiral staircase, off the landing area is a double bedroom with fitted wardrobe space and airing cupboard. Finally to finish the accommodation is a three piece family bathroom with bath, shower fitted over and practical towel rack style heater.

The property features uPVC double glazing and gas central heating.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas 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.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

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

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

England & WalesEU Directive 2002/91/EC