

Ground Floor



ENTRANCE HALL

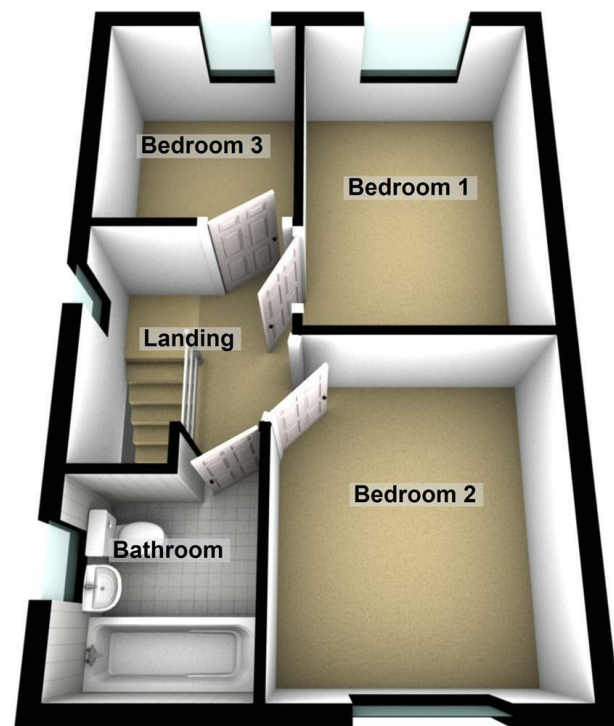
LIVING ROOM

KITCHEN DINER

UTILTIY AREA

CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

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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.

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WOODCOCK HOLMES



Church Street
Werrington Village, Peterborough, PE4 6QB
Offers Over £260,000



Church Street Werrington Village, Peterborough PE4 6QB

A three-bedroom family home in the heart of Werrington Village, featuring a spacious lounge, kitchen diner and a south-facing rear garden with decked and lawn areas. Conveniently located close to schools, shops, pubs, and transport links, this home offers a comfortable lifestyle in a popular village setting.

- SITUATED IN THE POPULAR WERRINGTON VILLAGE
- AN IDEAL FAMILY HOME
- THREE BEDROOMS UPSTAIRS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- GOOD SIZED SOUTH FACING REAR GARDEN LAID WITH DECKING AND LAWN
- KITCHEN DINER WITH PLENTY OF WORKTOP SPACE AND ROOM FOR APPLIANCES
- DOWNSTAIRS UTILITY AREA AND TWO-PIECE CLOAKROOM
- EASY ACCESS TO TRAVEL LINKS AND BUS ROUTES
- WALKING DISTANCE TO LOCAL SHOPS, PUBS, SCHOOLS AND AMENITIES
- CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment
Offers Over £260,000

ENTRANCE HALL

UPVC door to front, carpeted stairs leading to the first floor, door to the living room:

LIVING ROOM

14" x 19'9"

UPVC double glazed window to front, fitted carpet, radiator, fireplace, under stairs storage.

KITCHEN DINER

7'8" x 14'9"

UPVC double glazed window to rear overlooking the garden, the kitchen is fitted with a matching range of base and eye level units with fitted worktops, fitted sink drainer, fitted oven, fitted four ring hob, extractor fan, space for appliances.

UTILITY AREA

UPVC door to side, space for appliances.

CLOAKROOM

Obscure uPVC double glazed window to rear, two piece suite with WC and wash hand basin.

FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet, access to all rooms:

BEDROOM 1

11'10" x 9'7"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

9'10" x 10'10"

UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3

7'11" x 6'4"

UPVC double glazed window to rear, fitted carpet, radiator.



FAMILY BATHROOM

5'8" x 5'7"

Obscure uPVC double glazed window to side, three piece suite with WC, wash hand basin, bath with shower over, tiling, radiator.

OUTSIDE

Outside, the property enjoys a sizeable south-facing garden, featuring a large decked entertaining area stepping down to a lawn, perfect for families and hosting. To the front, block paving offers potential for off-road parking (subject to the kerb being dropped).

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		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC