

Ground Floor



LOUNGE/DINER
3.96m x 4.75m
(13'0" x 15'7")

KITCHEN
1.70m x 2.01m
(5'7" x 6'7")

LANDING

BEDROOM 1
3.96m x 2.42m
(13'0" x 7'11")

BATHROOM
5'1" x 7'1"

First Floor



Woodcock Holmes
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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.

81B Wainwright
Werrington, Peterborough, PE4 5AH
£155,000

woodcockholmes.co.uk

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WOODCOCK HOLMES



81B Wainwright Werrington, Peterborough PE4 5AH

- STUNNING CONDITION THROUGHOUT
- OFF ROAD PARKING FOR TWO VEHICLES
- PRIVATE AND ENCLOSED GARDEN SPACE WITH ACCESS FROM THE LIVING ROOM
- OPEN PLAN LIVING SPACE
- DOUBLE BEDROOM WITH FITTED WARDROBE SPACE
- MODERN THREE PIECE FAMILY BATHROOM WITH SHOWER OVER THE BATH
- NO FORWARD CHAIN
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment

£155,000

ROOM MEASUREMENTS

LOUNGE/DINER
3.96m x 4.75m
(13'0" x 15'7")

KITCHEN
1.70m x 2.01m
(5'7" x 6'7")

LANDING

BEDROOM 1
3.96m x 2.42m
(13'0" x 7'11")

BATHROOM
1.55m x 2.16m
5'1" X 7'1" MAX

THE PROPERTY

AVAILABLE WITH NO FORWARD CHAIN | IMMACULATE THROUGHOUT | PRIVATE GARDEN | PARKING FOR TWO VEHICLES | READY TO VIEW

Don't miss out on this stunning, freehold property, situated in the popular Werrington area. An ideal opportunity for both first-time buyers and investors. In immaculate condition throughout and with no forward chain, the property is ready for immediate occupancy.

Outside there is gravelled off road parking to the front of the property, from the front is access to the property and side gated access to your private garden space. The garden area is enclosed by timber fencing, gravel space and patio doors leading inside the home.

The house itself features a stylish open plan downstairs living space with wooden flooring, patio doors and windows to the living room brining in plenty of natural light, a fitted kitchen space with stunning worktops and fitted appliances.

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.

For more information or to arrange a viewing, please get in touch with our sales team.

TENURE

Freehold.

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.

SERVICES

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

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		93
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & WalesEU Directive 2002/91/EC