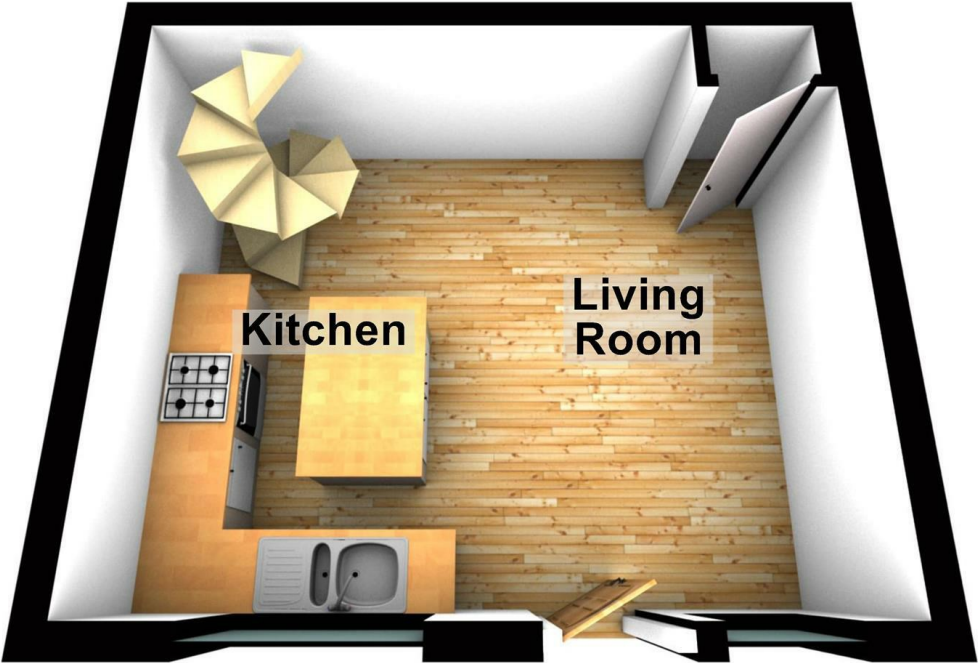


Ground Floor



OPEN PLAN LIVING ROOM

KITCHEN

First Floor



LANDING

BEDROOM

FAMILY BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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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.

2 Wainwright
Werrington, Peterborough, PE4 5AG
£147,000



2 Wainwright Werrington, Peterborough PE4 5AG

Ideal for first time buyers or any investment buyers looking for a long term property - in immaculate condition and recently renovated throughout, with parking and private garden, this freehold house is a must view!

- NO FORWARD CHAIN
- MODERN AND RENOVATED THROUGHOUT
- STYLISH FULLY TILED BATHROOM
- DOUBLE BEDROOM WITH FITTED DOUBLE WARDROBE
- GOOD SIZE PRIVATE GARDEN
- MODERN KITCHEN WITH CENTRAL ISLAND UNIT
- UPVC DOUBLE GLAZED THROUGHOUT
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- CALL OUR OFFICE TO VIEW

Viewings: By appointment

£147,000

OPEN PLAN LIVING ROOM/KITCHEN AREA
12'7" x 15'3"
UPVC obscure double glazed door to front, x2 uPVC double glazed windows to front. Laminate flooring, radiator, spiral stairs case to the first floor. Fitted kitchen with a matching range of base and eye level units, fitted worktops, central island with space for a fridge and a freezer under, fitted oven, fitted hobs, fitted extractor fan, fitted 1 1/2 bowl sink drainer.

BEDROOM
12'7" x 7'5"
UPVC double glazed window to front and side, laminate flooring, radiator, fitted double wardrobe with sliding doors.

BATHROOM
5'1" x 6'9"
Obscure uPVC double glazed window to front, fully tiled three piece suite with WC and wash hand basin in vanity units, fitted bath with shower over and shower screen to the side, towel rack style radiator.

OUTSIDE
Enclosed by timber fencing, mainly laid to lawn, patio and gravel area, outside water tap, timber shed. Outside meter cupboard attached to the property.

SURROUNDING AREA
Werrington is a residential area to the north of the City of Peterborough. Werrington Village is the original part of the area with shopping and schooling facilities including the Werrington Primary School, Dentist, Doctors, Chemist, etc.. The new part of Werrington has a centre which currently includes Tesco's and other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers, etc.

TENURE
Freehold - For sale by private treaty.

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

FIXTURES & FITTINGS
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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 for 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.

AGENT NOTES
We have been advised by the current owner that approximately seven years ago, the property experienced some structural movement, which was attributed to a nearby tree. The tree was promptly removed by the local council, and remedial works were undertaken, including some underpinning. A Certificate of Structural Adequacy was subsequently issued. All related documentation is available for inspection upon request.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(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 (CO₂) 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		