

HALLWAY

KITCHEN

DINING AREA

LIVING ROOM

BEDROOM 1

BEDROOM 2

SHOWER ROOM

GARAGE



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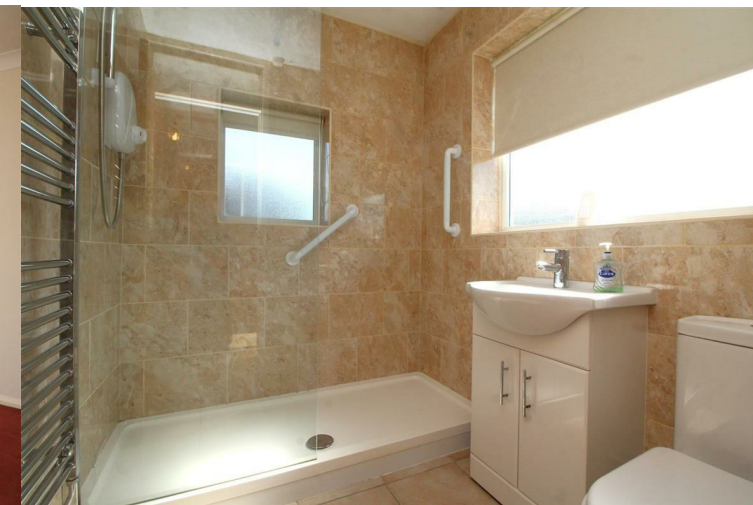
THE GUILD
PROPERTY PROFESSIONALS

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.

54 Canterbury Road

Peterborough, PE4 6PA

£240,000



**54 Canterbury Road
Peterborough
PE4 6PA**

An ideal long-term home, accommodation spread over one floor, extended living space, generous corner plot with wrap-around garden and ample off-road parking leading to a single garage. Situated in the popular Werrington village!

- AVAILABLE WITH NO FORWARD CHAIN
- GENEROUS CORNER PLOT
- EXTENDED LIVING ROOM SPACE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- MODERN THREE-PIECE SHOWER ROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- POPULAR WERRINGTON VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES

Viewings: By appointment
£240,000

ENTRANCE HALL

UPVC door to front, laminate flooring, airing cupboard, laminate flooring, access to:

KITCHEN

7'9" x 10'4"
UPVC door and window to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances, open to:

DINING AREA

7'6" x 10'4"
UPVC double glazed window to side and front, radiator, laminate flooring, fitted worktop.

LIVING ROOM

12'5" x 18'7"
UPVC double glazed French doors to side, fitted carpet, radiator, fireplace.

BEDROOM 1

11" x 12'11"
UPVC double glazed window to side, fitted carpet, fitted wardrobes, radiator.

BEDROOM 2

13" x 9'1"
UPVC double glazed window to side, fitted carpet, radiator.

SHOWER ROOM

5'2" x 6'6"
Obscure uPVC double glazed window to front and side, fitted three piece suite with WC, was hand basin and double walking in shower with tiled surround, radiator.

OUTSIDE

Sitting on a corner plot, bordered by hedges with lawn garden space to the front and side with flowerbeds and path to front door. Off road parking leading to a single garage. Gated access to the enclosed private side garden, also accessed via the kitchen and living room, easy maintenance mainly laid with patio.

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.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |

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