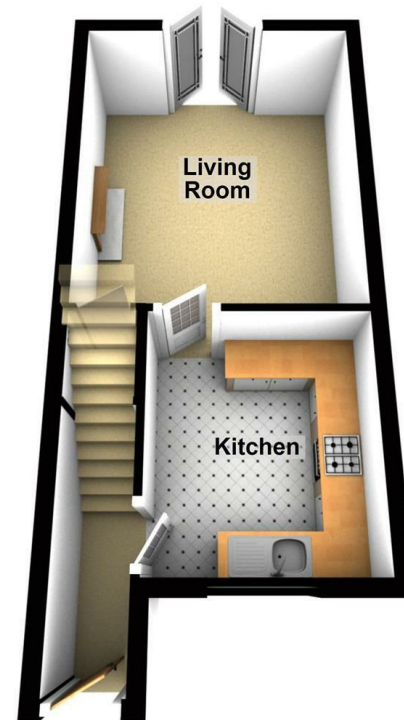


Ground Floor



First Floor



ENTRANCE PORCH

KITCHEN

LIVING ROOM

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

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

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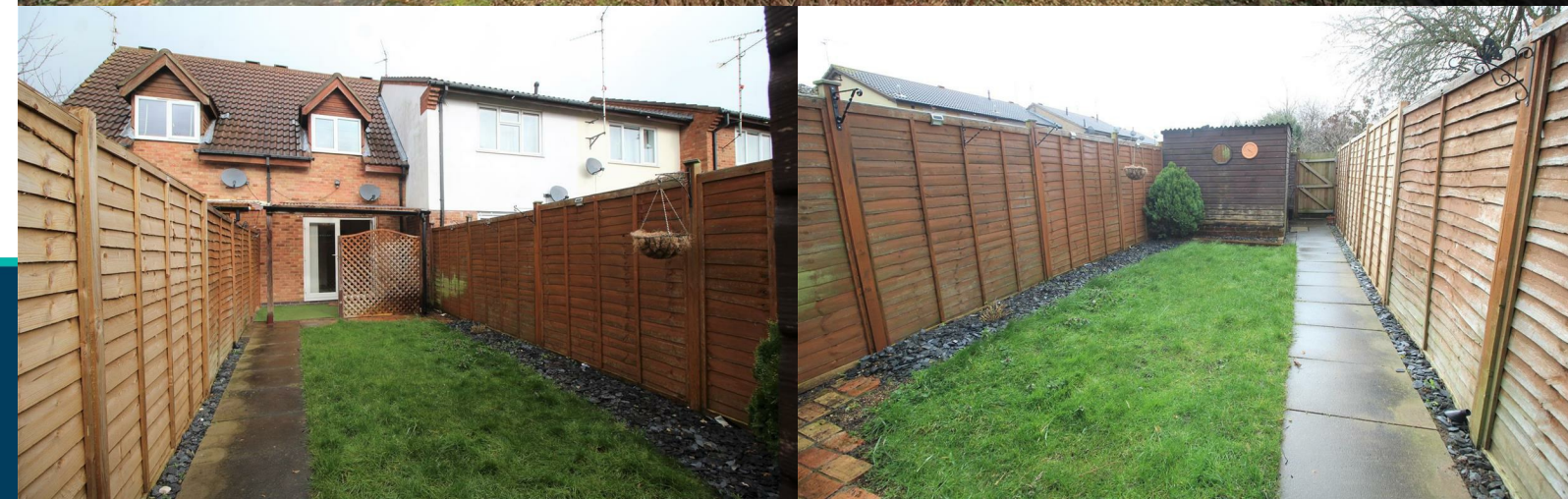
Zoopla

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



22 Sunnymead
Werrington, Peterborough, PE4 5BY
£175,000



22 Sunnymead Werrington, Peterborough PE4 5BY

AVAILABLE WITH NO FORWARD CHAIN!
Don't miss out on this ideal First Time Buy or Investment Purchase, this spacious mid-terrace house sits in the popular Werrington area, just North of Peterborough, within easy access to local schools, amenities and travel links.

- NO FORWARD CHAIN
- MID TERRACE HOUSE
- POPULAR LOCATION
- PRIVATE REAR GARDEN
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- IDEAL INVESTMENT
- PERFECT FIRST TIME BUY
- CLOSE TO SCHOOLS
- CLOSE TO LOCAL AMENITIES

Viewings: By appointment
£175,000

ENTRANCE PORCH

UPVC double-glazed door to front leading into the entrance hall with fitted carpet, wall-mounted heater stairs, the first floor and access to the kitchen.

KITCHEN

UPVC double glazed window to front. The kitchen is fitted with a matching range of base and eyelevel units with fitted worktops, splashback tiles behind, a tiled floor, fitted stainless steel sink drainer, space for oven with stainless steel extractor above, space for washing machine and fridge.

LIVING ROOM

13'7" x 11'8"

UPVC double glazed French doors to rear, laminate flooring, gas fireplace, storage cupboard under stairs. TV point dado rail.

LANDING

Fitted carpet, loft access, electric heater

BEDROOM 1

8'2" x 8'11"

UPVC double glazed window to rear, fitted carpet.

BEDROOM 2

8'4" x 8'6"

UPVC double glazed window to front, laminate flooring, storage cupboard built over the stairs.

BATHROOM

6'2" x 5'7"

Three-piece suite with low-level WC and pedestal wash hand basin both with a half-tiled splashback wall behind, bath with fully tiled splashback wall behind fitted electric shower over and retractable shower guard, vinyl flooring, extractor fan.

OUTSIDE

Path to front door with graveled area and mature shrub in the centre. Rear garden is fully enclosed by timber fencing. access from the rear via a wooden gate. The garden is laid with patio space, a path from rear gate to French doors, lean to with a polycarbonate roof and timber structure, lawn area bordered by slate chip border and a timber shed on brick base.

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 that currently includes Tesco's and has other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers and much more.

TENURE

Freehold.

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.

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		
(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 (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 