

Firmin & Co. Estate Agents

32 Woodhall Rise

PE4 5BU

£250,000

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Located within a popular area of Woodhall Rise, Werrington, Peterborough is this, well presented semi-detached family home. With three well-proportioned bedrooms, two reception areas and a re-fitted kitchen making it an ideal first time buy and near to, local amenities, schools, & transport links nearby.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous living room with access into a dining area with French double doors leading into the rear garden. The re-fitted kitchen is thoughtfully designed with a range of wall and floor level units which provides ample storage and worktop space. Equipped with a stainless steel sink with mixer tap, and features a built-in oven, with an induction hob over with extractor hood. Additionally, there is plumbing for a washing machine and space for an under counter fridge, space is also available under the stairs with door to the side providing access into the rear garden.

Venturing upstairs, there is a useful built in storage cupboard with window to the side aspect, access from the landing leads to the three bedrooms. The family bathroom is fitted with a three-piece white suite, including a bath with shower over with shower screen, pedestal wash hand basin, and a low-level WC.

Outside, to the front, driveway to the side provides off road parking leading to a single garage, with power and light, in addition there is an EV charger unit, pathway to the side with gated access leading to the rear garden. A rear garden, enclosed by wooden panelled fencing, with paved patio & timber decking areas, perfect for entertaining, lawn garden bordered by shrubs.

Tenure: Freehold
Council Tax Band: B

























Entrance Hall:

Living Room:
14'11" x 12'7" max (4.55m x 3.84m max)

Dining Area:
8'10" x 7'6" (2.71m x 2.29m)

Kitchen:
8'10" x 7'10" (2.71m x 2.40m)

First Floor & Landing:

Bedroom 1:
13'9" max x 8'8" (4.20m max x 2.65m)

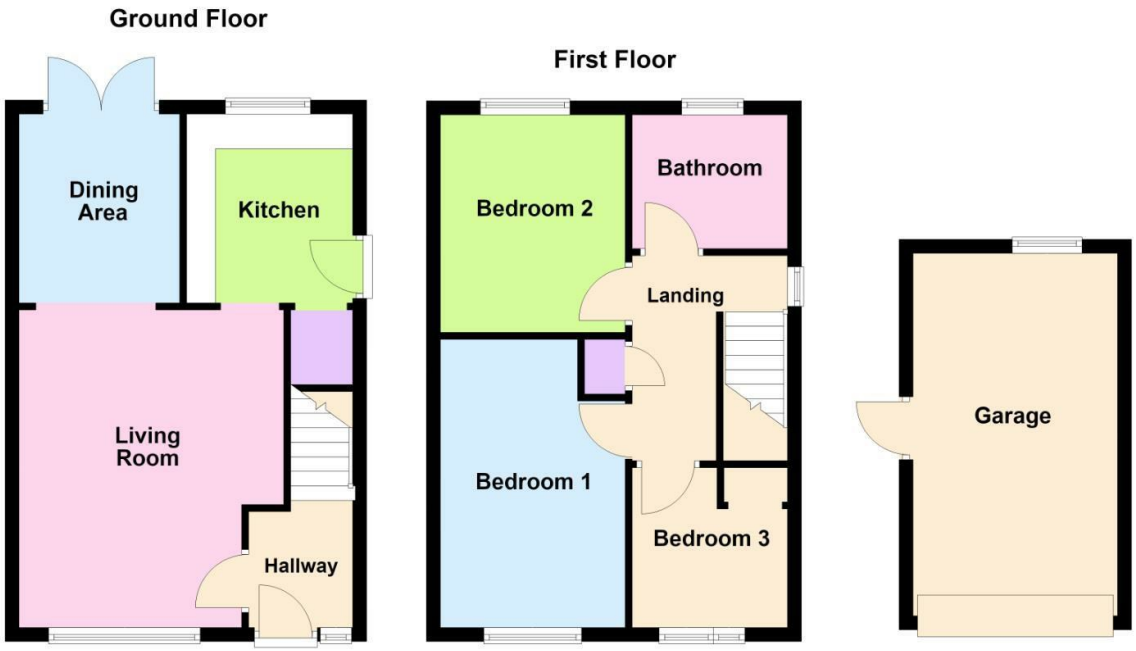
Bedroom 2:
10'2" x 8'8" (3.12m x 2.65m)

Bedroom 3:
7'6" x 6'9" (2.30m x 2.08m)

Family Bathroom:

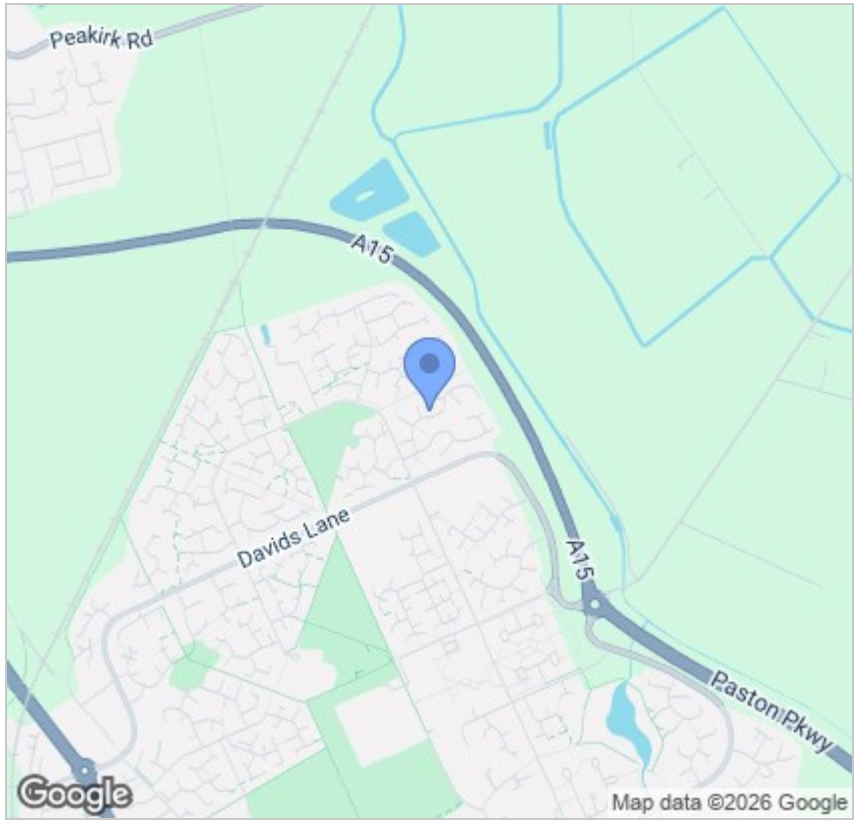
Garage:
16'11" x 9'7" (5.18m x 2.93m)

Floor Plan

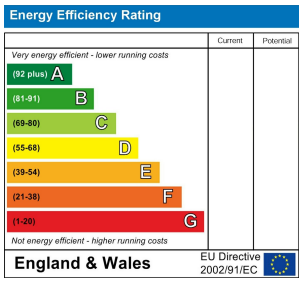


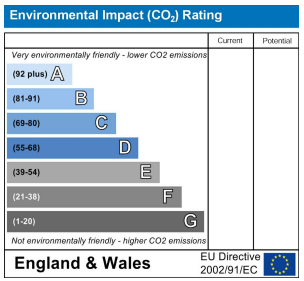
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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