

Hall Lane, Werrington, Peterborough, PE4 6RA.



Kitchen



Lounge/Diner



Bathroom



Courtyard Garden



Allocated Parking Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)	55	63	E (39-54)	49	56
F (21-38)			F (21-38)		
G (1-20)			G (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Character period property situated in a village location.

Hall Lane, Werrington, Peterborough, PE4 6RA.

Offers in the region of

£220,000

- FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- ALLOCATED PARKING
- NO FORWARD CHAIN



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Ground Floor

Inner Hallway

Side entrance door, uPVC double glazed window to side, single radiator, stairs leading to the first floor landing, door to:

Lounge/Diner 5.44m (17'10") x 5.24m (17'2")

Two windows to front, uPVC double glazed window to rear, two single radiators, telephone point, TV point, wall lights, access to front entrance door.

Kitchen 3.25m (10'8") x 3.09m (10'2")

Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, 1+1/2 bowl stainless steel sink with mixer tap, tiled surround, integrated fridge/freezer, dishwasher and washing machine, built-in double oven, five ring gas hob, extractor hood, uPVC double glazed window to rear and side, single radiator, tiled flooring, ceiling lights.

First Floor

Landing

UPVC double glazed window to side, two single radiators, gas boiler cupboard, two single door storage cupboards, door leading to:

Bedroom 1 3.09m (10'2") x 4.47m (14'8") max (Sloping ceilings)

Two velux windows, single radiator, built in sliding door wardrobe.

Bedroom 2 3.84m (12'7") max x 2.80m (9'2")

UPVC double glazed window to front, single radiator.

Bedroom 3 3.84m (12'7") max x 2.41m (7'11")

UPVC double glazed window to rear, single radiator, and telephone point.

Bathroom

Fitted with a three piece suite, comprising a bath with a shower over, pedestal wash hand basin, low-level WC, half tiled, uPVC double glazed frosted window to front, single radiator.

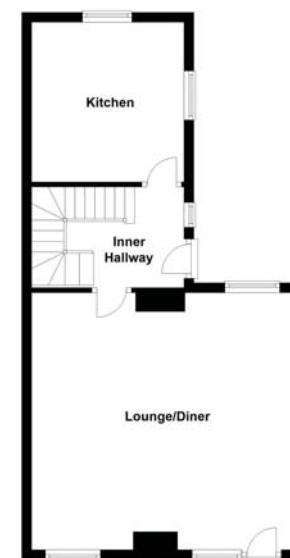
Outside

Front entrance door leading to the property. Side gravelled access leading to allocated off road parking. Enclosed rear courtyard garden, outside lighting and garden tap.

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -