



Sunnymead, Werrington

Peterborough, Cambridgeshire, PE4 5BY

NEWTONFALLOWELL 

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£675 PCM

AVAILABLE TO RENT - A two bedroom mid terrace home situated in a popular location in Werrington. Benefiting from allocated parking and close to local shops; pubs; schools and bus routes, this is one to be seen! French doors lead from the lounge/diner to the sunny rear garden, a brand new boiler is being installed and the property has built in wardrobes offering great storage. EPC = D. Deposit £778.00.

Entrance Hall

5'4 x 4'10 (1.63m x 1.47m)

UPVC part glazed entrance door and laminate flooring.

Kitchen

6'6 x 9'8 (1.98m x 2.95m)

UPVC double glazed window to front. Fitted with a matching range of base and eye level units with work surface over, stainless steel sink and drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge/freezer, part tiled walls and tile effect flooring.



Lounge/Diner

12'4 max x 16'8 max (3.76m max x 5.08m max)

UPVC double glazed French doors leading to rear garden, stairs to first floor, dado rail, under stairs storage area and radiator.

Landing

6'0 x 7'0 (1.83m x 2.13m)

Access to loft. Built in airing cupboard.

Bedroom One

12'5 max x 11'2 max (3.78m max x 3.40m max)

UPVC double glazed window to rear, built in double wardrobe, over stairs storage area and radiator.

Bedroom Two

6'0 x 11'0 (not into wardrobes) (1.83m x 3.35m (not into wardrobes))

UPVC double glazed window to front, built in storage cupboard and radiator.

Bathroom

6'0 x 6'5 (1.83m x 1.96m)

UPVC double glazed opaque window to front. Fitted with a three piece suite comprising; WC, sink unit, panelled bath with shower over, part tiled walls, radiator and vinyl flooring.

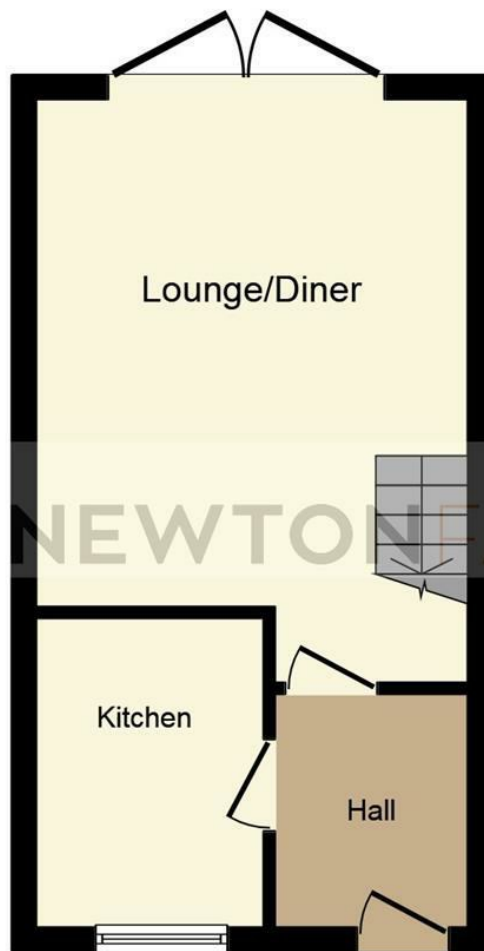
Outside

The front of the property is mainly laid to lawn with a slate area. The rear garden is fully enclosed with timber fencing and a wooden gate leading to the allocated parking. Mainly laid to lawn with a paved patio and timber storage shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	67		
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.