



Church Street, Werrington Peterborough
Offers in Excess of £250,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sought After Werrington Village
- South Facing Enclosed Rear Garden
- Downstairs Cloakroom
- No Upward Chain
- On Bus Route

A well-presented three-bedroom semi-detached home in the sought after Werrington Village, offered for sale with no onward chain.

This attractive property is ideal for families, first-time buyers, or investors, and benefits from recent upgrades, including a newly fitted boiler (2024), providing added efficiency and peace of mind.

The accommodation offers well-proportioned living space throughout, with a comfortable lounge and a practical kitchen/dining area, perfect for everyday living and entertaining.

Upstairs, the property boasts three bedrooms two of which are double bedrooms along with a family bathroom.



Externally, the home enjoys a generous south-facing rear garden with timber decking seating area, making it an excellent space for relaxing, gardening, or outdoor dining.

Located in the popular village of Werrington, the property is close to local amenities, schools, and transport links, offering a convenient yet community focused lifestyle.

Early viewing is highly recommended.

GROUND FLOOR

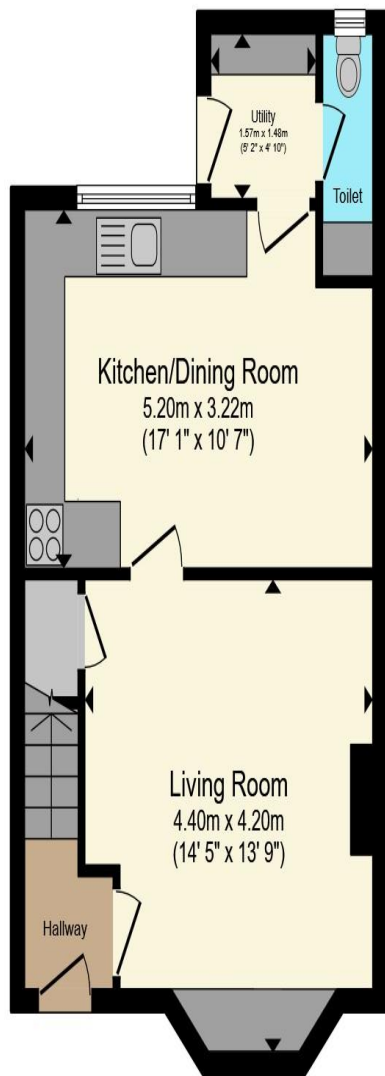
ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Stairs to first floor.

LOUNGE: 4.40m x 4.20m (14'5" x 13'9") UPVC Double glazed window to front. Radiator. Built in storage cupboard along with cupboard under the stairs.

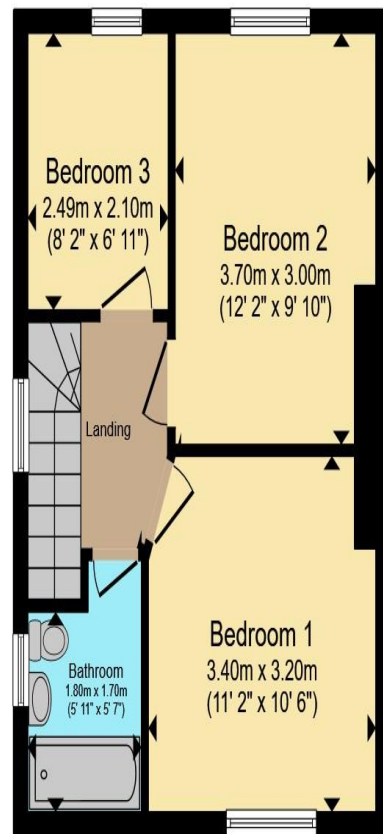
KITCHEN: 5.20m x 3.22m (17'1" x 10'7") UPVC Double glazed window to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Built in cupboard. Radiator.

REAR LOBBY: UPVC Double glazed door to garden.





Ground Floor



First Floor

Total floor area 77.7 m² (836 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

CLOAKROOM: UPVC Double glazed window to rear. Low level WC. Wash hand basin.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: 3.40m x 3.20m (11'2" x 10'6") UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.70m x 3.00m (12'2" x 9'10") UPVC Double glazed window to front. Radiator.

BEDROOM: 2.49m x 2.10m (8'2" x 6'11") UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Radiator.

OUTSIDE

FRONT: Laid to block paving.

REAR GARDEN: Generous sized, South-facing

To view this property call Sharman Quinney on:
01733 575757

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough,
Cambridgeshire, PE4 5BW

 werrington@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205895 - 0004

