



FITZJOHN
SALES & LETTINGS

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109 Church Street Werrington Village Peterborough PE4 6QF

Asking price £199,995

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In need of a full refurbishment is this semi detached home located in the popular area of Werrington Village. The property is being sold with NO FORWARD CHAIN. Comprising two reception rooms, kitchen, downstairs bathroom and cloakroom, three bedrooms and garden to rear. *** AN EARLY VIEWING IS ESSENTIAL ON THIS PROPERTY ***



Entrance Hall
Stairs, door to:

Living Room 3.73m (12'3") x 3.66m (12')
Window to front, open fireplace set in brick built surround,
TV point.

Dining Room 3.71m (12'2") x 3.68m (12'1")
Window to rear, window to side, open fire, radiator, door to
Storage cupboard, under-stairs storage cupboard.

Kitchen 3.35m (11') x 2.29m (7'6")
Fitted with a range of base and eye level units with worktop
space over, stainless steel sink unit with single drainer and
mixer tap, electric points for cooker, window to side, tiled
flooring, door to:

Cloakroom
WC, Window to side.

Bathroom
Panelled bath, pedestal wash hand basin, window to side
and window to rear.

First Floor Landing
Door to:

Bedroom 1 3.71m (12'2") x 3.68m (12'1")
Window to front, radiator, wooden flooring.

Bedroom 2 3.71m (12'2") x 3.68m (12'1")
Window to rear, radiator, wooden flooring, textured ceiling,
door to Storage cupboard, over-stairs storage cupboard.

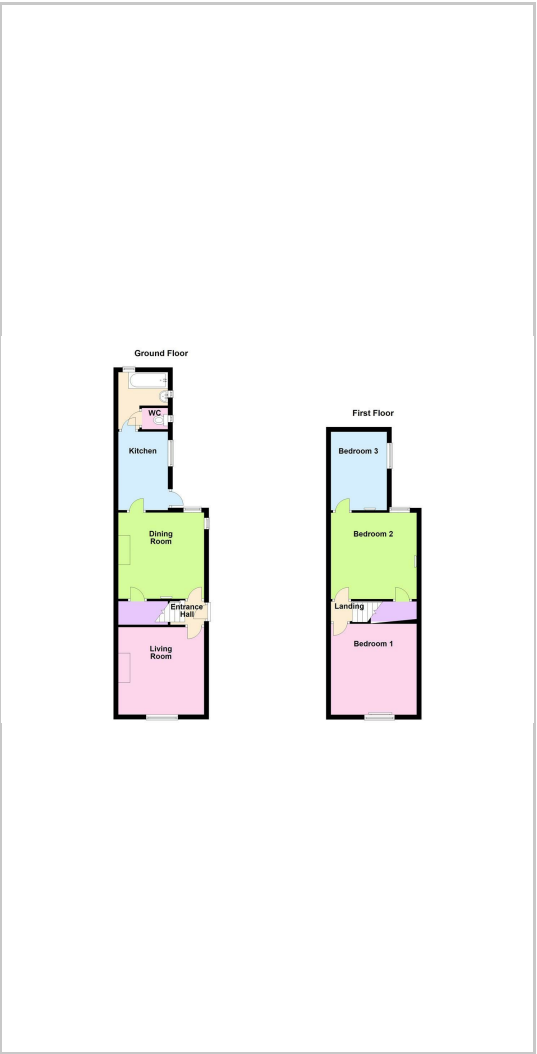
Bedroom 3 3.40m (11'2") x 2.39m (7'10")
Window to side, radiator, wooden flooring, wall mounted
combination boiler.

OUTSIDE:
Enclosed by panelled fencing and gated side access.

Area Map



Floor Plans



Energy Efficiency Graph

