



6 Wordsworth Close, Peterborough PE4 6SU

£325,000



*** CONVERTED GARAGE WITH SKYLIGHT AND FRENCH DOORS *** " Guide price £325,000 - £350,000. Immaculately presented, and just a short walk away from Itter Park, this 3 bedroom semi detached home has been tastefully decorated by it's current owners. Featuring an open plan kitchen/diner, living room with bay window, conservatory, converted garage with skylight, WC, 3 bedrooms and family bathroom. Viewings are highly recommended to appreciate this homes location and also living space. EPC Energy Rating - D/Council Tax Band - C "

ENTRANCE

Door to front and stairs to first floor.

LIVING ROOM

11' 7" x 14' 8" (min)(3.53m x 4.47m)
17' 1" (into bay)(5.21m)(approx) UPVC double glazed bay window to front and radiator. French door:-

OPEN PLAN KITCHEN / DINER

13' 9" x 18' 6" (max) (4.19m x 5.64m)
17' 3" (min) (5.26m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob, breakfast bar, plumbing for a washing machine, space for a fridge / freezer, space for a tumble dryer and radiator. Two windows to side and French doors to conservatory.

CONSERVATORY

9' 7" x 9' 9" (2.92m x 2.97m) (approx) Windows to rear and French doors to side.

INNER HALL

Door to rear and wall mounted boiler.

CLOAKROOM

2' 9" x 4' 1" (0.84m x 1.24m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and window to side.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

10' 9" x 13' 8"(into bay) (3.28m x 4.17m) (approx) Bay window to front and radiator.

BEDROOM 2

10' 6" x 11' 0" (3.20m x 3.35m) (approx) Window to rear and radiator.

BEDROOM 3

7' 4" x 9' 2" (2.24m x 2.79m) (approx) Window to front and radiator.

BATHROOM

6' 1" x 7' 4" (1.85m x 2.24m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OFFICE

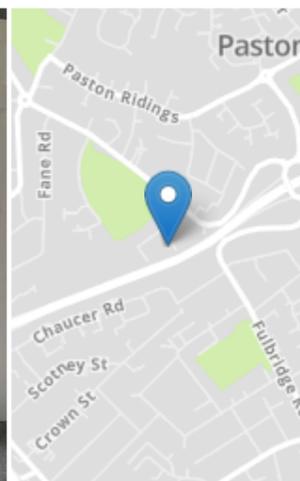
8' 7" x 21' 3" (2.62m x 6.48m) (approx) Skylight

OUTSIDE

The front of the property has a driveway and laid to lawn area. The rear of the property is laid to lawn with porcelain tiled area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	81

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.