



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

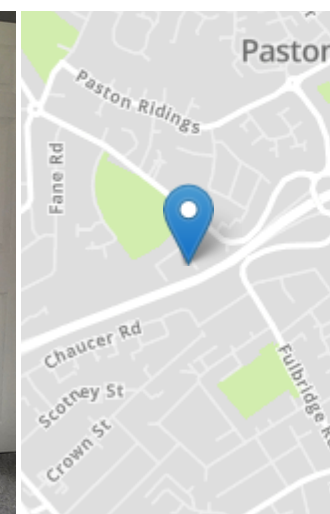
8' 7" x 21' 3" (2.62m x 6.48m) (approx)
Skylight

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
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		