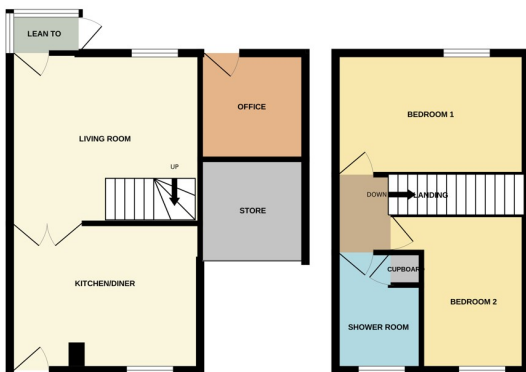




14 Hedgelands, Werrington PE4 5AA

£210,000



*** PARTLY CONVERTED GARAGE INTO OFFICE SPACE *** " An ideal 1st time buy! Located in the highly desirable village of Werrington, this 2 bedroom semi detached home is well presented throughout. Featuring a kitchen/diner, living room, office, store, 2 bedrooms, shower room, parking and garden. To fully appreciate this property, viewings are highly recommended. EPC - C / Council Tax Band - B".

KITCHEN / DINER

10' 4" (min) (3.15m) 11' 4"(max) x 13' 7" (3.45m x 4.14m) (approx) Door to front, window to front. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink, space for a cooker, space for a slimline dishwasher, plumbing for a washing machine, space for a fridge / freezer, cupboard with boiler enclosed and radiator.

LIVING ROOM

12' 0" x 13' 7" (3.66m x 4.14m) (approx) Window to rear, door to rear, radiator and stairs to first floor.

LEAN TO

Door to side, windows to rear and side.

OFFICE

7' 9" x 7' 6" (2.36m x 2.29m) (approx) Door to rear.

STORE

Garage door to front.

FIRST FLOOR

Loft access.

BEDROOM 1

8' 7" x 13' 8" (2.62m x 4.17m) (approx) Window to rear and radiator.

BEDROOM 2

7' 5" (min)(2.26m) 9' 8"(max) x 11' 1" (2.95m x 3.38m) (approx) Window to front and radiator.

SHOWER ROOM

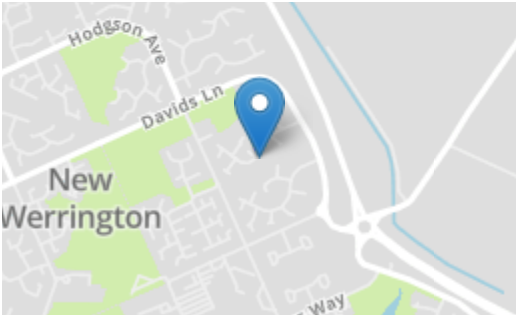
5' 8" x 8' 1" (1.73m x 2.46m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, cupboard and radiator. Window to front.

OUTSIDE

The front of the property has parking. The rear of the property has fencing and is laid to lawn.

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

