



23 GREENACRES, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6LH
£325,000



Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Take a look at this Stunning Three Bedroom Detached home for sale on Greenacres, Werrington. This property boasts many modern features and is well presented throughout.

Offered for sale is this ideal family home for any growing or existing families. The property is situated on a generous plot and provides off road parking for Three Vehicles. The property also benefits from Three good sized bedrooms, Spacious Living room, Kitchen/Diner, Garage and Porch leading from front to rear.

The property is located nearby a range of Schools, Local Amenities and transport routes to City Centre and surroundings. The property is also close to a number of outdoor walks and parks.

Werrington is a quiet Village located to the North of Peterborough and has easy access to the main roads and links to the A1, Werrington is know for it's Summer Carnivals and Bonfire nights which have been held since the 1970's.

For further information or to arrange a viewing, please contact our Sales Team.

EPC Rating: C (72)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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

ENTRANCE HALL

LIVING ROOM - 4.74m x 4.01m (15'7" x 13'2")

KITCHEN/DINER - 5.08m x 3.27m (16'8" x 10'9")

CLOAKROOM

LANDING

MASTER BEDROOM - 3.91m x 2.94m (12'10" x 9'8" minimum)

BEDROOM TWO - 3.04m x 3.45m (10' x 11'4")

BEDROOM THREE - 2.97m x 2.00m (9'9" maximum x 6'7")

BATHROOM