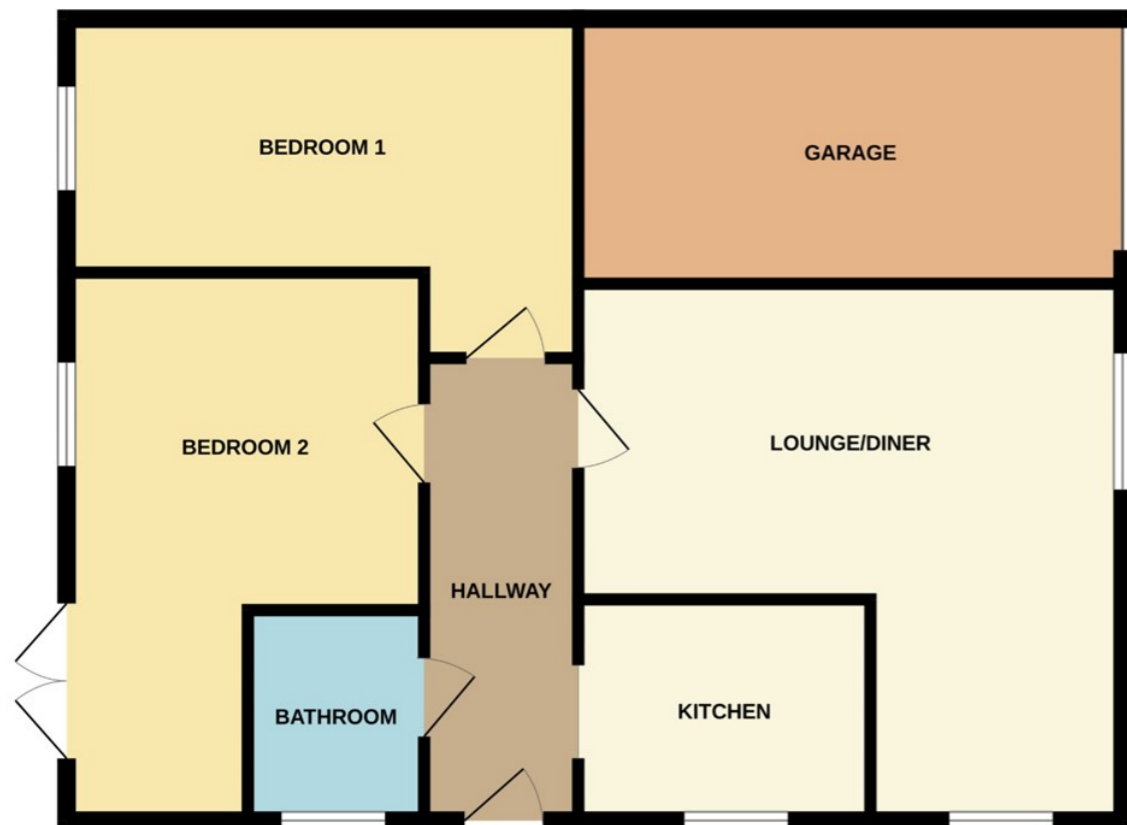




4 Addington Way, Werrington PE4 6RR

£260,000



*** Cul de sac in Werrington *** " Located in a cul de sac in Werrington and close to Hall lane, this 2 bedroom detached bungalow is immaculately presented. Featuring off road parking, garage, 2 bedrooms, lounge/diner, kitchen, bathroom and a generous garden. Viewings are highly recommended to appreciate not only the sought after area, but the generous sized bedrooms and garden. EPC Energy Rating - D/Council Tax Band - C".

ENTRANCE HALL

Door to side.

LIVING / DINER

17' 3"(max) x 17' 1"(max) (5.26m x 5.21m)(approx) (L- Shape) UPVC double glazed windows to front and side. Radiator.

KITCHEN

9' 3" x 7' 1" (2.82m x 2.16m) (approx) Fitted with a range of base and eye level units with work surface over, sink unit with mixer tap, integrated oven, gas hob, integrated fridge/ freezer, plumbing for a washing machine. UPVC double glazed window to side.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer taps, bath, heated towel rail and shaving point. UPVC double glazed window to side.

BEDROOM 1

16' 3" x 11' 7" (max) (4.95m x 3.53m) 8' 1" (2.46m) (min) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

17' 5" (max) 11' 9" (5.31m x 3.58m) x 11' 5" (max) 5' 7" (min) (3.48m x 1.70m) (approx) (L- SHAPE) UPVC french doors to rear, UPVC double glazed window to rear, air conditioning and radiator.

OUTSIDE

The front of the property has off road parking. The rear of the property has fencing, gravel area, laid to lawn and mature shrubs.

GARAGE

A single garage.

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		61	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.