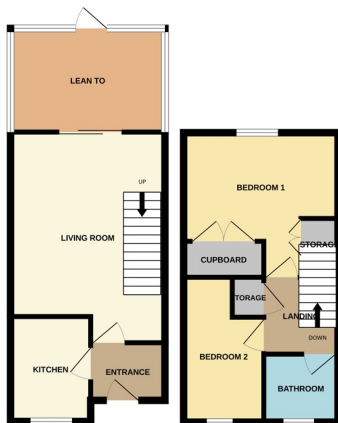




22 Wetherby Way, Peterborough PE1 5NW

£160,000



*** NO ONWARD CHAIN *** " Featuring brand new carpets upstairs, this 2 bedroom terraced home features a driveway, entrance, living space, kitchen, lean to, 2 bedrooms, bathroom and garden. This home would make a fantastic first time buy or investment opportunity. EPC Energy Rating - C/Council Tax Band -A".

PORCH - OPEN

Cupboard

ENTRANCE

5' 5" x 4' 5" (1.65m x 1.35m) (approx) Door to front and radiator.

KITCHEN

8' 3" x 6' 3" (2.51m x 1.91m) (approx) Fitted with a range of base and eye level units with work surface over, stainless steel sink unit with mixer tap, integrated oven, hob, plumbing for a washing machine, space for a fridge / freezer. UPVC double glazed window to front.

LIVING ROOM

12' 3" x 14' 7"(min) (3.73m x 4.45m) 16' 1" (max) (4.90m) (approx) Radiator, stairs to first floor and sliding door to:-

LEAN TO

12' 2" x 8' 2" (3.71m x 2.49m) (approx) Windows to side and rear. Door to rear.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

12' 3"(max) x 8' 7" (to cupboard) (3.73m x 2.62m) (approx)UPVC double glazed window to rear, built in wardrobe, cupboard with tank enclosed and radiator.

BEDROOM 2

UPVC double glazed window to front and radiator.

BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to front.

OUTSIDE

The front of the property offers off road parking. The rear is mainly 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.

