



85 AINSDALE DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6RP

£270,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - [01733 209222](tel:01733209222)
- hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Welcome to Ainsdale Drive, nestled in the charming neighbourhood of Werrington, Peterborough. This immaculately presented semi-detached property offers a perfect blend of style, comfort, and convenience.

Key Features:

Interior:

Lounge: Step into the inviting lounge, bathed in natural light, providing a cosy space for relaxation and entertainment.

Dining Room: Adjacent to the lounge, the dining room boasts ample space for family meals and gatherings, creating a seamless flow for hosting guests.

Kitchen: Discover the modern, fully-fitted kitchen, equipped with contemporary appliances and generous storage space, catering to all your culinary needs.

Cloakroom: Conveniently located downstairs, the cloakroom adds practicality to the layout, offering ease and comfort for guests.

Bedrooms and Bathroom:

Three Bedrooms: Upstairs, you'll find three well-proportioned bedrooms, each offering tranquility and privacy, ideal for a growing family or hosting overnight guests.

Family Bathroom: The family bathroom features sleek fixtures and fittings, providing a haven for relaxation with its contemporary design and refreshing ambiance.

Exterior:

Driveway Parking: Benefit from off-road parking with a driveway to the front of the property, ensuring hassle-free parking for multiple vehicles.

Rear Garden: Step outside to the delightful rear garden, predominantly laid to lawn, complemented by decorative gravel and charming shrub borders, offering a serene outdoor retreat for alfresco dining or simply unwinding amidst nature.

Location:

Situated in the sought-after area of Werrington, Peterborough, this property enjoys proximity to local amenities, reputable schools, and scenic parks, ensuring a convenient and fulfilling lifestyle for residents of all ages.

Don't miss out on this exceptional opportunity to make this stunning property your new home. Contact us today to arrange a viewing and start envisioning your future in this delightful abode on Ainsdale Drive!

EPC Rating: C (73)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(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

CLOAKROOM

KITCHEN

2.60m x 4.60m (8' 6" x 15' 1")

DINING ROOM

2.30m x 4.50m (7' 7" x 14' 9")

LOUNGE/DINER

6.3m x 3.6m (20' 8" x 11' 10") narrowing to 2.7M (9'2")

first floor

BEDROOM ONE

3.2m x 3.83m (10' 6" x 12' 7")

BEDROOM TWO

3.2m x 2.7m (10' 6" x 8' 10")

BEDROOM THREE

2m x 3.9m (6' 7" x 12' 10")

BATHROOM