

60 Cranemore, Peterborough, PE4 5AL



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



60 Cranemore, Peterborough, PE4 5AL

£174,995 Freehold

AWAITING PROBATE TO BE GRANTED. Capitol Lettors are happy to present to you this 2 bedroom end of terrace property in Werrington that requires some renovation. The property comprises of entrance porch, living room, kitchen/diner, stairs & first floor landing, two bedrooms & shower room. Outside you have a good sized garden to the rear, a small lawn patch to the front & a driveway long enough for two vehicles to the side of the property.

The property is located in Werrington which has access to all your amenities & it is situated on a bus route.

Viewing in daylight hours is recommended.

Please note  the property is sold as seen. 

www.capitollettors.com

Zoopa.co.uk
Smarter property search

60 Cranemore, Peterborough, PE4 5AL

Entrance Porch

1.68m x 1.31m (5' 6" x 4' 4") Approx
uPVC door, uPVC windows, cupboard
housing gas meter & fuse box.

Living Room

4.16m x 3.97m (13' 8" x 13' 0") Approx
uPVC window, back boiler, gas heater,
radiator, TV & Phone points, stairs to 1st
floor.

Kitchen/Diner

4.16m x 2.77m (13' 8" x 9' 1") Approx
Metal framed window, Hardwood door to
conservatory, gas point for cooker.

Conservatory

3.65m x 3.18m (12' 0" x 10' 5") Approx
uPVC doors, uPVC windows, brick walls,
radiator.

Stairs & Landing

Wooden stairs, loft hatch, airing
cupboard housing tank, laminate flooring.

Bedroom 1

4.16m x 3.25m (13' 8" x 10' 8") Approx
uPVC window, radiator, phone point,
laminate flooring.

Bedroom 2

3.52m x 2.27m (11' 7" x 7' 5") Approx
uPVC window, radiator, laminate
flooring.

Shower Room

1.82m x 1.90m (6' 0" x 6' 3") Approx
Frosted uPVC window, part tiled walls,
three piece bathroom suite comprising of
low level WC, wash hand basin & corner
shower encloser with thermostatic
shower, radiator, laminate flooring.

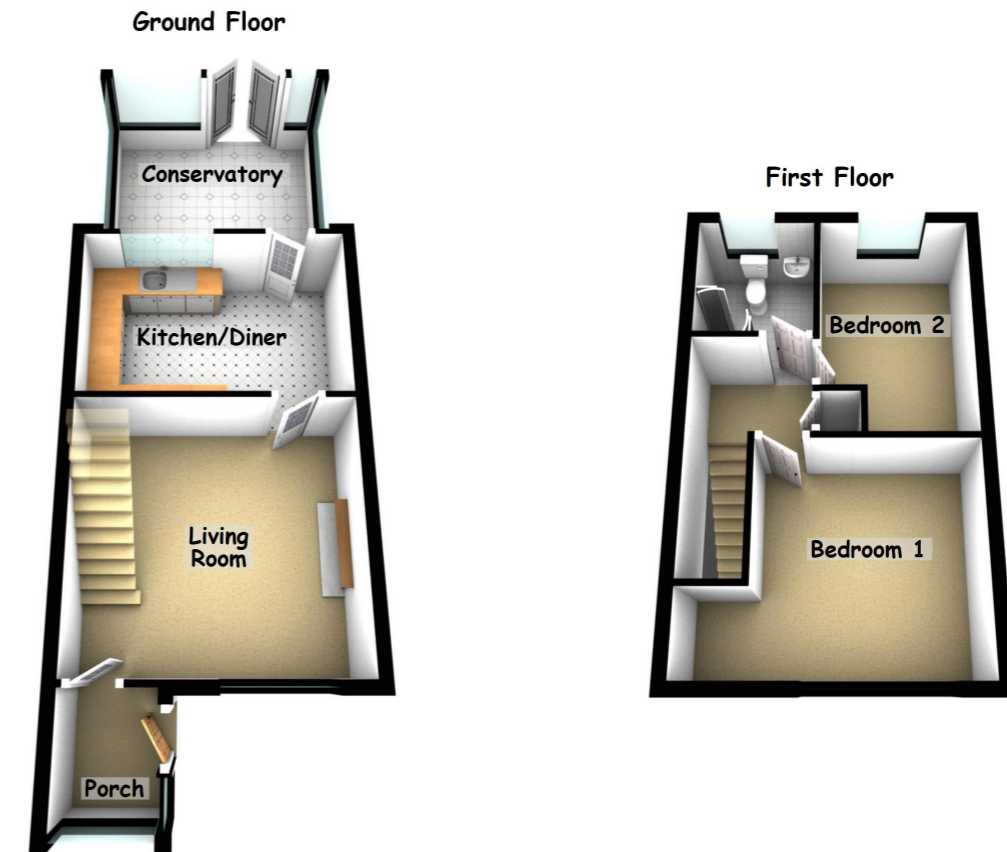
Outside - Rear

Enclosed by fence panels & gate to front,
mainly laid to lawn, slabbed patio at
bottom of the garden.

Outside - Front

Small lawn patch to front, slabbed path
to the front door, driveway for 2 vehicles.

60 Cranemore, Peterborough, PE4 5AL



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

Cranemore

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		53	82
EU Directive 2002/91/EC			

