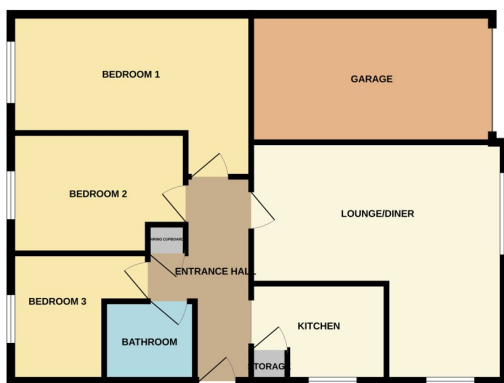




10 Addington Way, Werrington PE4 6RR

£245,000



\*\*\* NO ONWARD CHAIN \*\*\* " Highly requested but rarely available, this three bedroom detached bungalow awaits it's new owner. Featuring a garage, driveway, entrance hall, lounge/diner, kitchen, 3 bedrooms, shower room and garden. It also benefits by being nestled at the end of a cul de sac in Werrington. Viewings are highly recommended to appreciate the location and potential this home has to offer. EPC Energy Rating - D/Council Tax Band - C ".



## ENTRANCE

Door to side, airing cupboard and radiator.

## KITCHEN

6' 8" x 9' 3" (2.03m x 2.82m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink, plumbing for a washing machine, space for a cooker, space for a fridge /freezer and cupboard. Window to side.

## LOUNGE/ DINER

7' 7"(min) (2.31m) 17' 4"(max) x 9' 9"(min) ((5.28m x 2.97m) 17' 1" (max) ( 5.21m)(L - Shape) (approx) Window to front, window to side and radiator.

## BEDROOM 1

8' 1"(min) (2.46m) 11' 3"(max) x16' 3" 3.43m x4.95m) (approx) Window to rear and radiator.

## BEDROOM 2

8' 3"(max) x 12' 0"(max) (2.51m x 3.66m) (slight L- Shape) (approx) Window to rear and radiator.

## BEDROOM 3

6' 2"(min)(1.88m) 9' 6"(max) x 8' 9" (2.90m x 2.67m) (L- Shape) (approx) Window to rear and radiator.

## SHOWER ROOM

5' 6" x 6' 3" (1.68m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and radiator. Window to side.

## OUTSIDE

The front of the property has a hedge, laid to lawn, driveway leading to a garage. The rear of the property has fencing, laid to lawn, mature shrubs and a garden shed.

## 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

