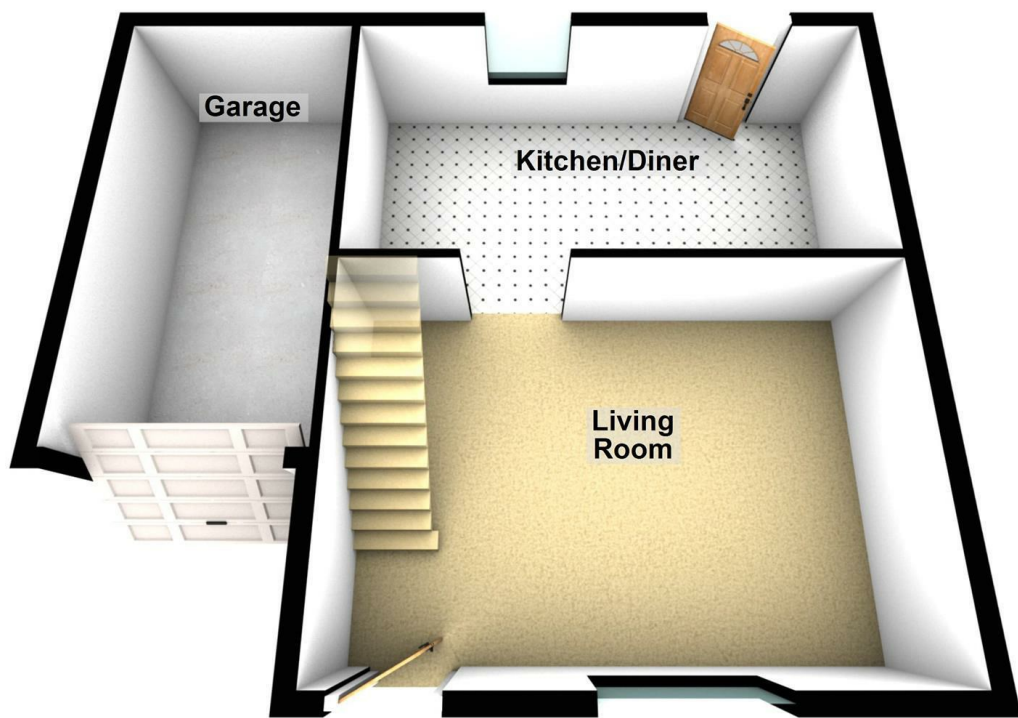


### Ground Floor



LIVING ROOM

KITCHEN DINER

LANDING

BEDROOM 1

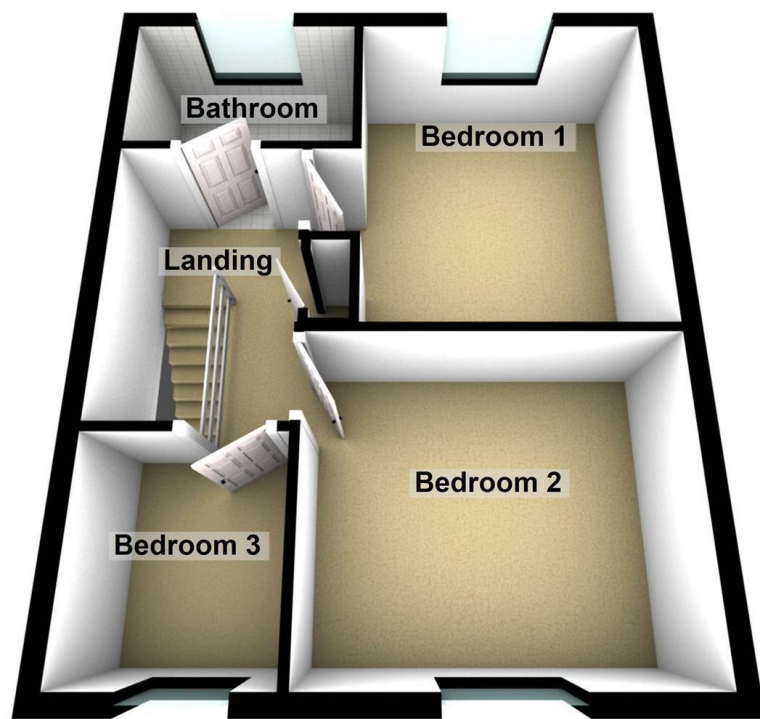
BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE

### First Floor



## Woodcock Holmes

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.



woodcockholmes.co.uk



## Hedgelands

Werrington, Peterborough, PE4 5AD

£160,000



## Hedgelands Werrington, Peterborough PE4 5AD

A three-bedroom detached home occupying a quiet cul-de-sac position in popular Werrington, offering a fantastic renovation opportunity with a private garden, detached garage and driveway parking.

- NO FORWARD CHAIN
- CASH BUYERS ONLY
- REQUIRES FULL RENOVATION THROUGHOUT
- CUL-DE-SAC LOCATION
- DRIVEWAY LEADING TO A SINGLE GARAGE
- THREE BEDROOMS
- DETACHED PROPERTY
- POPULAR WERRINGTON AREA

Viewings: By appointment  
£160,000

### ROOM MEASUREMENTS

LIVING ROOM: 13' x 15'4" (3.96m x 4.67m)

KITCHEN DINER: 9'5" x 15'4" (2.87m x 4.67m)

LANDING

BEDROOM 1: 10'7" x 9'1" (3.23m x 2.77m)

BEDROOM 2: 11'7" x 6'7" (3.53m x 2.01m)

BEDROOM 3: 7'1" x 5'6" (2.16m x 1.68m)

BATHROOM: 4'4" x 8'1" (1.32m x 2.46m)

GARAGE

### LOCATION

Werrington remains one of Peterborough's most sought-after residential locations, popular with families due to its range of local amenities, schools, supermarkets and leisure facilities. The property enjoys convenient access to Peterborough City Centre, the railway station and major road links including the A15 and A47.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC