



**Connells**

Thursfield  
Peterborough



## Property Description

Situated in a quiet cul-de-sac within easy reach of Werrington Centre's local amenities, this modern one-bedroom bungalow is presented in immaculate condition and offered with no onward chain.

The well-proportioned accommodation comprises a welcoming entrance hall, a spacious double bedroom, a contemporary three-piece bathroom, a comfortable lounge, and a bright garden room. The fitted kitchen is well-equipped with integrated appliances, making it ideal for modern living.

Externally, the property benefits from off-road parking via a private driveway, alongside a neatly maintained plot that enhances its overall appeal.

An excellent opportunity for first-time buyers, downsizers, or investors—this charming home is ready to move into and enjoy.

## Entrance Hall

Half glazed patterned double glazed door into the entrance hall. Radiator, door into storage cupboard, coving to textured ceiling and doors off onto bathroom, bedroom, lounge and kitchen.

## Kitchen

Being fully tiled and comprising of a range of matching shaker style wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in Bosch oven and grill, Bosch microwave oven, full standing inset fridge freezer. Gas boiler servicing the hot water and central heating system which is concealed behind one of the wall units. Extractor, coving to textured ceiling and UPVC double glazed window to the front.

## Bathroom

Being fully tiled and comprising of a three piece suite to include a bath with mixer tap and shower attachment, a wash hand basin with taps over and a WC with dual flush. Radiator, coving to textured ceiling with extractor, patterned UPVC double glazed window to the front.

## Bedroom

Double radiator, TV point, coving to textured ceiling with loft access. UPVC double glazed window to the rear.

## Lounge

Radiator, living flame effect electric fire, TV and telephone points, coving to textured ceiling and UPVC double glazed patio doors into the garden room.

## Garden Room

Constructed of a brick base with UPVC double glazed windows surround. radiator, Ceramic tiled flooring, UPVC internal roof and French doors out to the rear garden.

## Outside

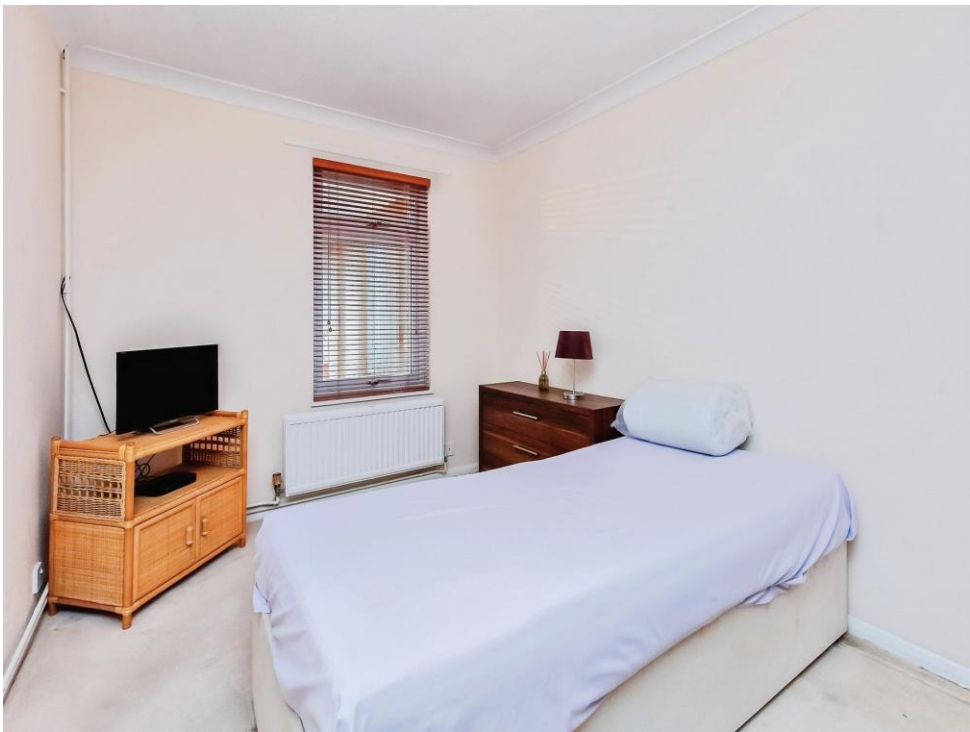
To the front of the property there is an extensive block paved driveway providing off road parking. Paved path to the side with gated access to the rear garden. Outside tap to the front.

To the rear is a paved, ornamental, gravel garden. Plastic shed and the garden is surrounded by a timber built fence.

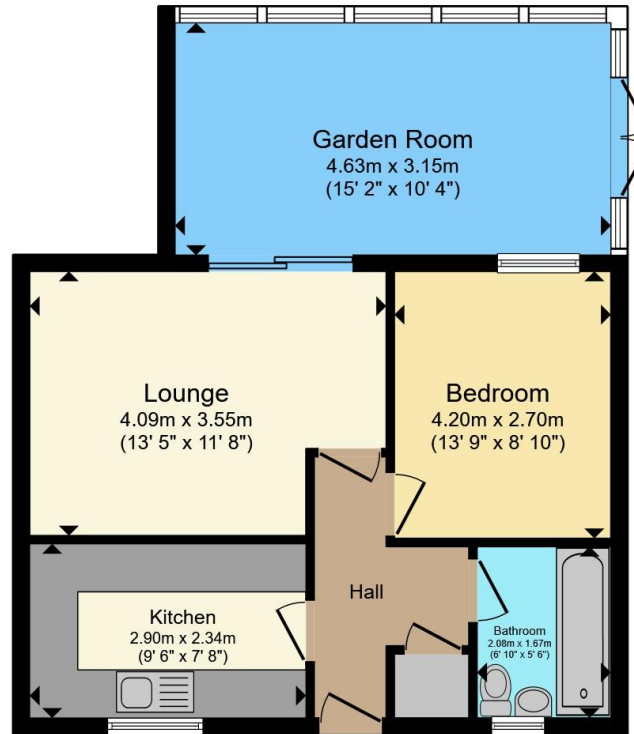
## Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.









Total floor area 57.2 m<sup>2</sup> (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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