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SALES & LETTINGS

62 Hargate Way,  
Hampton Hargate, Peterborough,  
Cambridgeshire, PE7 8DS

Tel 01733 555520  
info@fitzjohnestateagents.com  
www.fitzjohnestateagents.com



## 46 Woodhall Rise Werrington Peterborough PE4 5BU

£950 Per month



A modern terraced home located in the popular area of Werrington having been refurbished. This property offers gas central heating, double glazing, living room, dining room, modern kitchen, two bedrooms, bathroom and an enclosed garden to the rear. \*\*\* NO SMOKERS & NO PETS \*\*\*



Entrance Hall  
 Radiator, wooden laminate flooring, stairs to first floor, uPVC entrance door, door to:

Living Room 4.01m (13'2") max x 3.73m (12'3")  
 Window to front, radiator, wooden laminate flooring, telephone point, TV point, textured ceiling, open plan to dining room, door to:

Kitchen 2.69m (8'10") x 2.34m (7'8")  
 Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, door to Storage cupboard, under-stairs storage cupboard.

Dining Room 2.69m (8'10") x 2.58m (8'5")  
 Radiator, wooden laminate flooring, textured ceiling, double door.

First Floor Landing  
 Door to storage cupboard, door to:

Bathroom  
 Refitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator, textured ceiling.

Bedroom 1 3.71m (12'2") x 3.18m (10'5")  
 Two windows to front, wooden laminate flooring, sliding door to Storage cupboard, built-in double wardrobes, door to:

Bedroom 2 2.90m (9'6") x 2.62m (8'7")  
 Window to rear, radiator, wooden laminate flooring.

OUTSIDE:  
 Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to rear. Parking space.

## Area Map



## Floor Plans



## Energy Efficiency Graph

