

**22 Cissbury Ring,  
Werrington Village  
Peterborough PE4 6QJ**

**Guide Price  
£250,000 -  
255,000**



*Bungalow*

*Good Sized Bathroom*

*Large Garden*

*2/3 Bedrooms*

*Gas Central Heating*

*Popular Location*

*Breakfast Kitchen*

*Single Garage*

*Viewing Recommended*





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## GENERAL DESCRIPTION:

This 3 bedroomed bungalow is in a sought after area of Peterborough being in Werrington old village.

There is a good sized lounge, and a kitchen of sufficient size to accommodate a dining table and with views over the rear garden.

There is gas fired central heating.

The bathroom is a good size and includes a shower over the bath.





**ENTRANCE HALL** With uPVC double glazed entrance door and side screen, radiator, built in store cupboard.

**LOUNGE** 16' 5" x 11' 2" (5.0m x 3.4m) Max With radiator, uPVC double glazed window to the front, TV point.

**KITCHEN** 13' 3" x 10' 6" (4.03m x 3.2m) Max Single drainer stainless steel sink unit, range of base units incorporating cupboards and drawers with worktops and eye levels above, built in gas hob with oven under and extractor above, plumbing for washing machine uPVC double glazed window to the side , uPVC double glazed bay window to the rear, radiator, ceramic tiled floor, Worcester gas central heating boiler.

**BEDROOM 1** 13' 5" x 9' 6" (4.1m x 2.9m) Max Radiator, uPVC double glazed window to the rear.

**BEDROOM 2** 11' 2" x 9' 6" (3.4m x 2.9m) Max Radiator, uPVC window to the front.

**BEDROOM 3/STUDY** 9' 6" x 7' 7" (2.9m x 2.3m) Max With uPVC double glazed window to the side, radiator.

**BATHROOM** With low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail, 2 x uPVC double glazed windows to the side, fully tiled walls.

## **OUTSIDE**

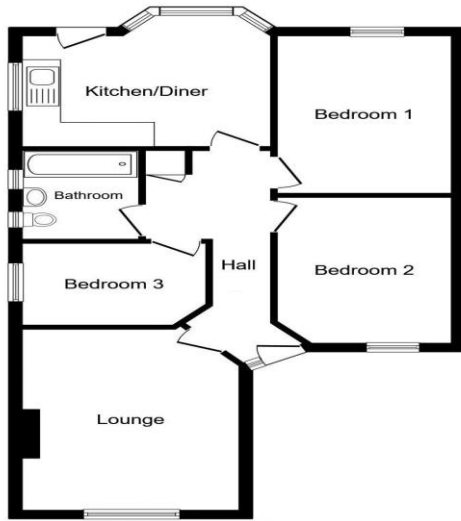
**FRONT GARDEN** This is set to stone chippings allowing additional off road car parking. Alongside the bungalow, a shared block paved driveway alongside the property leads to :-

**GARAGE** With up and over door, pedestrian door to the side.

**REAR GARDEN** With paved patio, lawn, fully enclosed, raised bed, south east facing.

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Floor Plan

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band C