



135 Wainwright, Peterborough, PE4 5AH

£895 Per Month

Two Bedroom Home To Let – Wainwright, Werrington

Well-presented two-bedroom property located in the popular area of Werrington. The accommodation comprises a spacious lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom.

Outside benefits from an enclosed rear garden and an allocated parking space. Conveniently situated close to local schools, amenities, and transport links. Deposit £1032.69.

Lounge 12'4" m × 15'10" m (3.76 m × 4.83 m)

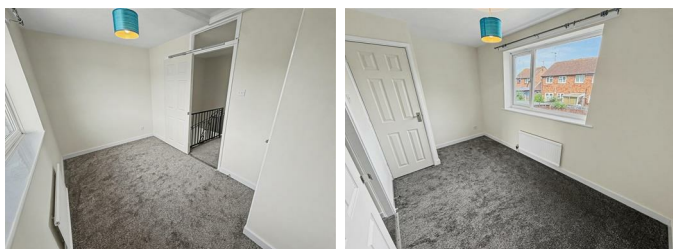
UPVC entrance door and window to the front aspect, fitted carpet, two radiators, electric fire, TV aerial point, and stairs leading to the first floor.

Kitchen 12'4" m × 7'1" m (3.76 m × 2.16 m)

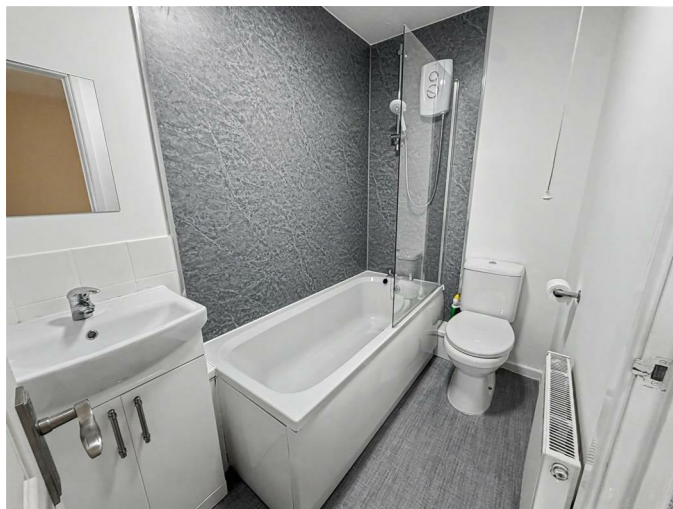
Fitted with a range of base and eye-level units, integrated electric oven and hob, UPVC window and door to the rear aspect.

Bedroom One 12'2" m × 8'5" m (3.73 m × 2.57 m)

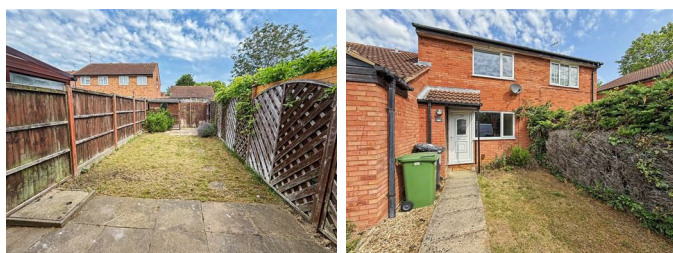
UPVC window to the front aspect, fitted wardrobes, fitted carpet, and radiator.

Bedroom Two 12'4" m × 7'4" m (3.76 m × 2.24 m)

UPVC window to the rear aspect, fitted carpet, and radiator.

Bathroom 4'7" m × 7'1" m (1.40 m × 2.18 m)

Comprising a hand wash basin, low-level WC, and bath with shower over. Lino flooring, radiator, and obscured UPVC window.

Exterior

Enclosed rear garden with access to allocated parking space

Additional Information**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

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Disclaimer

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Property Postcode

For location purposes the postcode of this property is: PE4 5AH

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas

Heating features: No

Broadband: As stated by Ofcom, Standard, superfast and ultra fast are available

Mobile coverage: As stated by Ofcom, EE and Vodafone are good outdoor and in-home, o2 is good outdoor and variable in-home, Three is good outdoor

Parking: Allocated parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the local council for any planning applications

Accessibility and adaptations: No

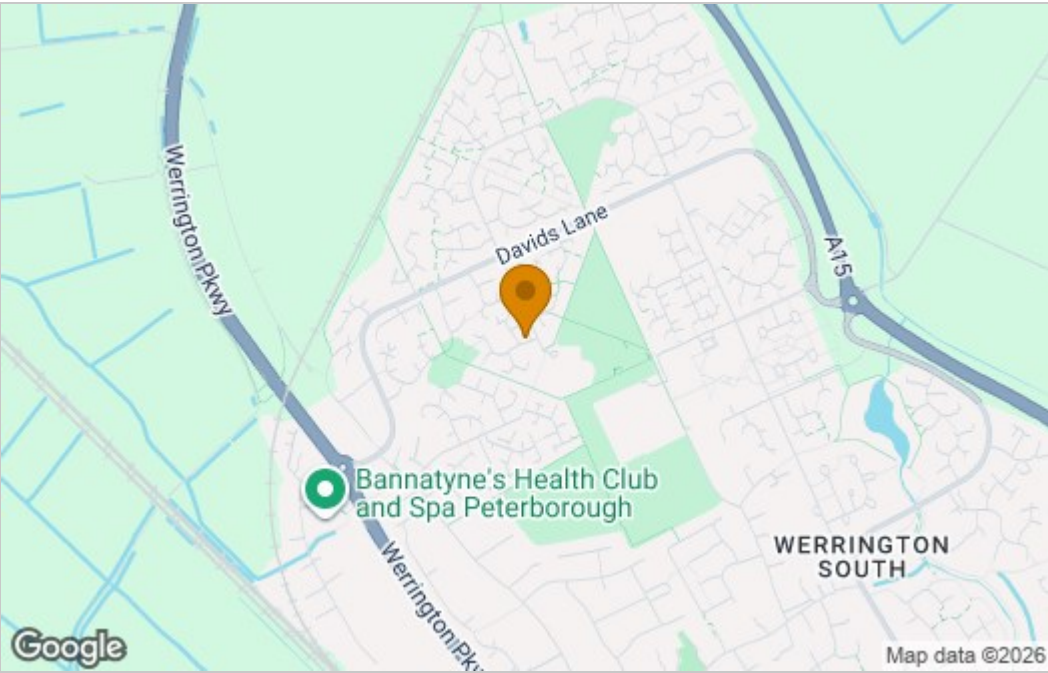
Coalfield or mining area: No

Energy Performance rating: D

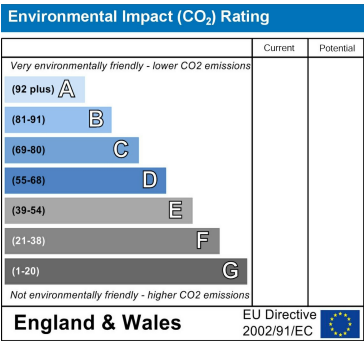
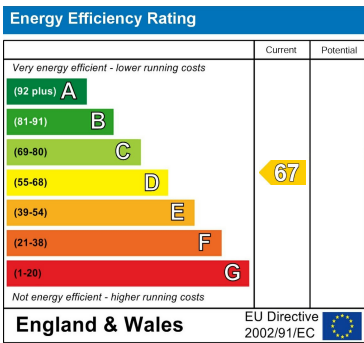
Floor Plan



Area Map



Energy Efficiency Graph



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