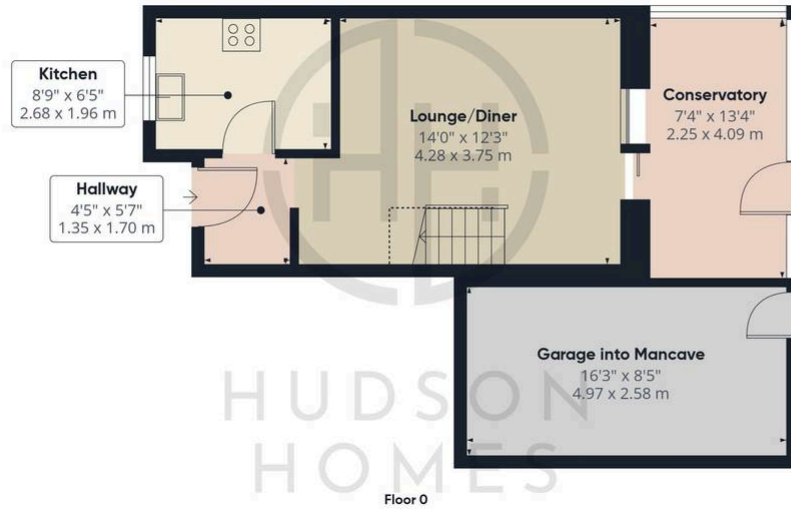


## 3 Wetherby Way, Peterborough

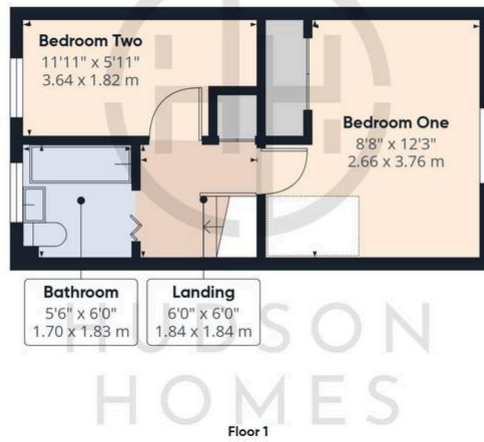
£210,000 Freehold

Well maintained throughout with excellent use of storage space, enhancing practicality and presentation • Refitted kitchen with integrated hob, oven and extractor hood, complemented by oak worktops, combining style and practicality • Brick-and-wood conservatory, offering a charming additional living space with a solid feel • Refitted bathroom suite with shower over the bath and glass screen, plus a vanity sink unit, finished to a modern standard • Bedroom one with fitted wardrobes, offering excellent built-in storage • Internal floor area approximately 517 sq ft, offering well-proportioned accommodation • Council tax band A £1457 per year • Enclosed, established rear garden with mature trees and shrubs, complemented by a front garden laid to lawn • Single garage converted to a living space with heating while retaining storage, plus driveway parking for 2 vehicles • Approximately 2.2 miles to the train station and city centre, offering convenient access for commuters and city amenities



**Approximate total area<sup>(1)</sup>**  
754 ft<sup>2</sup>  
70 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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