



3 Barn Close, Werrington Village, Peterborough, PE4 6LB

 **NEWTON FALLOWELL**

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Key Features

- Quiet Over 55's Development
- Situated within Werrington Village
- TWO DOUBLE BEDROOMS
- Lounge Diner & Kitchen
- Courtyard Garden & Communal Gardens
- Parking to Front Aspect
- NO ONWARD CHAIN
- EPC Rating F
- Leasehold

Offers In Excess Of £175,000





Situated within the heart of Werrington village in a quiet OVER 55's DEVELOPMENT, this two bedroom home is being sold with NO ONWARD CHAIN. The accommodation comprises of a spacious lounge diner, kitchen, downstairs WC/utility room, TWO DOUBLE BEDROOMS and a four-piece family bathroom. Outside there are two parking spaces to the front aspect, with the property enjoying an enclosed west-facing courtyard garden, as well as the benefit of further communal gardens. The property is situated just off Church Street within Werrington village, walking distance of amenities and bus routes.

Entrance Porch

Lounge Diner 19'0" x 19'6" (5.8m x 5.9m)

Kitchen 8'0" x 6'0" (2.4m x 1.8m)

Utility Room / WC 6'6" x 6'6" (2m x 2m)

Landing

Bedroom One 13'0" x 9'6" (4m x 2.9m)

Bedroom Two 9'6" x 9'6" (2.9m x 2.9m)

Family Bathroom 5'6" x 9'6" (1.7m x 2.9m)

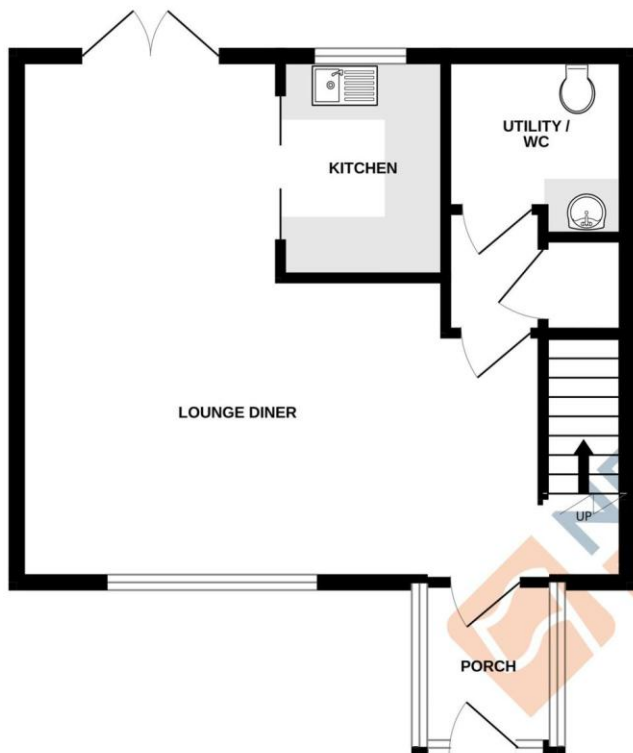
Lease

The property is leasehold and situated within an over 55's development. There is a service charge payable of £182 per month, to include buildings insurance, annual boiler service, driveway maintenance, external window clean and upkeep of the communal gardens. The lease length commenced from 24/06/1986 with a 999 year term. Please note that the scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

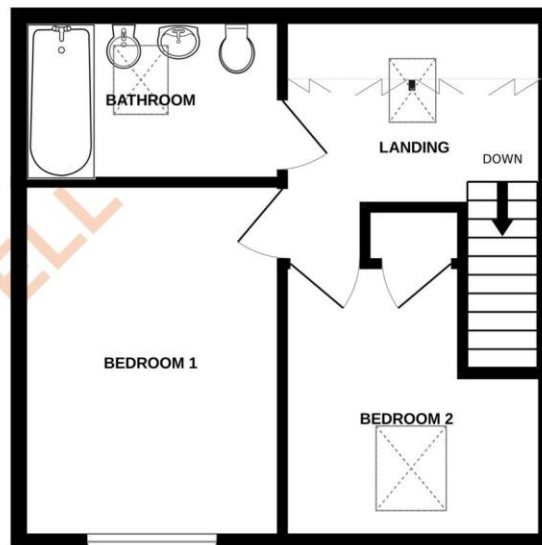
Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station. Werrington offers a wealth of amenities to include Werrington shopping centre hosting a selection of local shops, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, two petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House, restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.