



Wainwright, Werrington, Peterborough, PE4 5AH

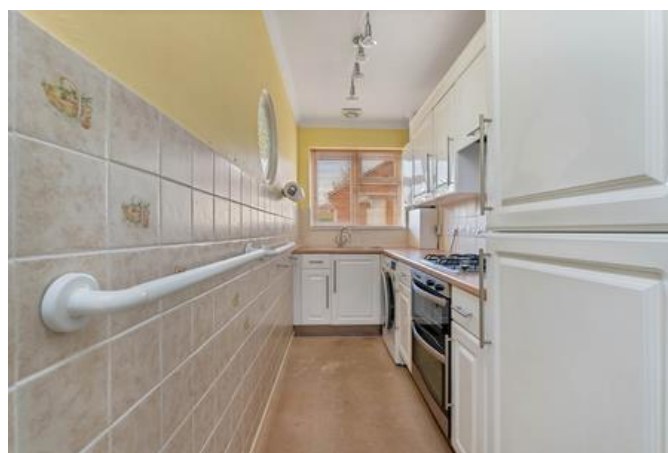
 **NEWTON FALLOWELL**



## Key Features

- ONE DOUBLE BEDROOM
- SEMI DETACHED HOME
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- Modern Bathroom
- Two Reception Rooms
- EPC Rating D
- Freehold

**OIEO £160,000**





This immaculate one bedroom semi detached bungalow is situated within a cul-de-sac location in Werrington and needs to be seen to be fully appreciated. The property comprises of an entrance porch, taking you into the lounge which then follows you into the kitchen area. Moving into the hall after the kitchen area, we have a very modern bathroom, which is well presented. A great sized principal bedroom offers a lot of space for furniture. To the rear of this home is a conservatory with patio doors leading you to a private garden not over looked catching plenty of sunlight and mainly laid with patio. To the side of this bungalow is off road parking. This well presented home really needs to be seen so you can feel what is on offer, do not miss out and call us now so we can arrange your viewing time straight away.

Porch

Lounge 13'6" x 10'6" (4.1m x 3.2m)

Kitchen 13'6" x 5'0" (4.1m x 1.5m)

Conservatory 12'0" x 7'6" (3.7m x 2.3m)

Bedroom One 9'6" x 11'6" (2.9m x 3.5m)

Bathroom 6'6" x 6'0" (2m x 1.8m)



TOTAL FLOOR AREA : 537 sq.ft. (49.8 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 errors, 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: A

**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.