



Home Pasture, Werrington, Peterborough, PE4 5AW

 **NEWTON FALLOWELL**





## Key Features

- TWO BEDROOMS
- DETACHED BUNGALOW
- Private rear garden
- Two Reception Rooms
- Off road parking to the front
- NO ONWARD CHAIN
- Modern shower room
- EPC Rating TBC
- Freehold

**£200,000**





This well presented two bedroom 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 hall, taking you into the open plan lounge and kitchen area, off of the lounge is a conservatory. Also off of the entrance hall is a very modern shower room, which is well presented. A great sized principal bedroom offers a lot of space for furniture and a great sized bedroom two on offer. To the rear of this home is a private garden not over looked catching plenty of sunlight and mainly laid to lawn with patio area on offer. To the front 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.

Entrance Hall

Lounge 17'6" x 11'0" (5.3m x 3.4m)

Kitchen 8'6" x 8'6" (2.6m x 2.6m)

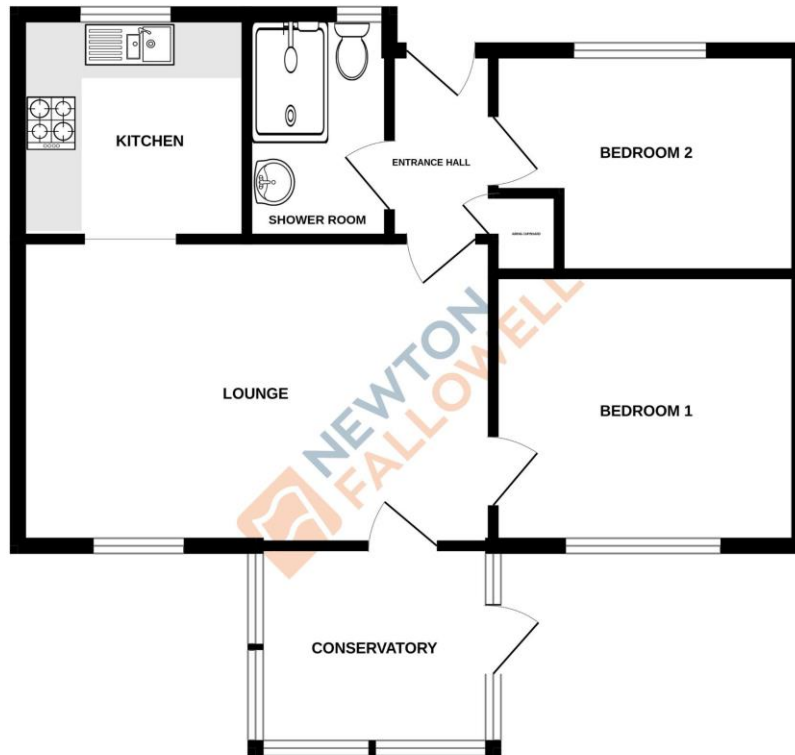
Conservatory 9'0" x 7'6" (2.7m x 2.3m)

Bedroom One 11'0" x 10'0" (3.4m x 3m)

Bedroom Two 11'0" x 8'0" (3.4m x 2.4m)

Shower Room 5'6" x 8'0" (1.7m x 2.4m)

GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA - 598 sq.ft. (55.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.