



Salisbury Road, Werrington Village, Peterborough, PE4 6NW

 **NEWTON FALLOWELL**



## Key Features

- THREE DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- OFF ROAD PARKING & GARAGE
- Refurbished Bathroom
- Modern Kitchen
- Open Plan Living Space
- Private Garden
- EPC Rating C
- Freehold

Guide Price £290,000 - £300,000





We are thrilled to give this rare opportunity to purchase this refurbished bungalow situated in the heart of Werrington village.

Benefits from THREE DOUBLE BEDROOMS and open plan lounge/diner and kitchen. A recently refurbished bathroom. Outside continues with ample off road parking leading to a GARAGE and enclosed rear garden. Viewing essential to fully appreciate.

Entrance Hall

Lounge/Diner 11'6" x 23'0" (3.5m x 7m)

Kitchen 11'6" x 9'0" (3.5m x 2.7m)

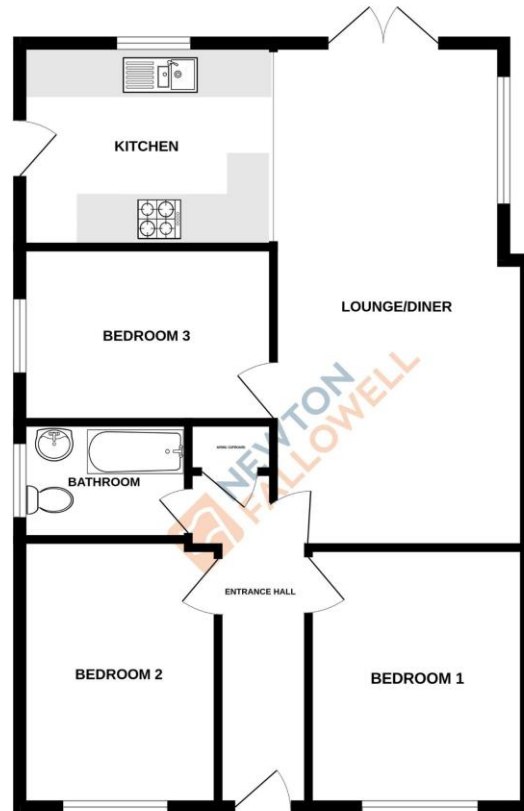
Bedroom One 10'0" x 12'0" (3m x 3.7m)

Bedroom Two 9'0" x 12'0" (2.7m x 3.7m)

Bedroom Three 11'6" x 8'0" (3.5m x 2.4m)

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

GROUND FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.6 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.  
Made with Metropix ©2024

**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.