



**FOR SALE**  
**NEWTON FALLOWELL**  
01733 511225  
newtonfallowell.co.uk

Chatsfield, Werrington, Peterborough, PE4 5DJ

 **NEWTON FALLOWELL**



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## Key Features

- THREE DOUBLE BEDROOMS
- DETACHED BUNGALOW
- OFF ROAD PARKING & DETACHED GARAGE
- NO CHAIN! NO CHAIN!
- En-suite to Main Bedroom
- Private Rear Garden
- Close to Local Amenities
- EPC Rating TBC
- Freehold

**£300,000**





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

This detached bungalow benefits from **THREE DOUBLE BEDROOMS** with the main bedroom offering an en-suite, a main bathroom with a separate WC. A great sized lounge/diner with patio doors taking you to the easy to maintain rear garden. A kitchen off of the lounge/diner with a door into the rear garden. To the front of this bungalow is a driveway for ample vehicles leading you to the detached GARAGE! To the rear of this property is as mentioned an easy to maintain garden which is private and enclosed.

Entrance Hall

Lounge/diner 12'0" x 21'0" (3.7m x 6.4m)

Kitchen 10'0" x 12'0" (3m x 3.7m)

Bedroom One 12'0" x 11'6" (3.7m x 3.5m)

En-suite 4'0" x 7'0" (1.2m x 2.1m)

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

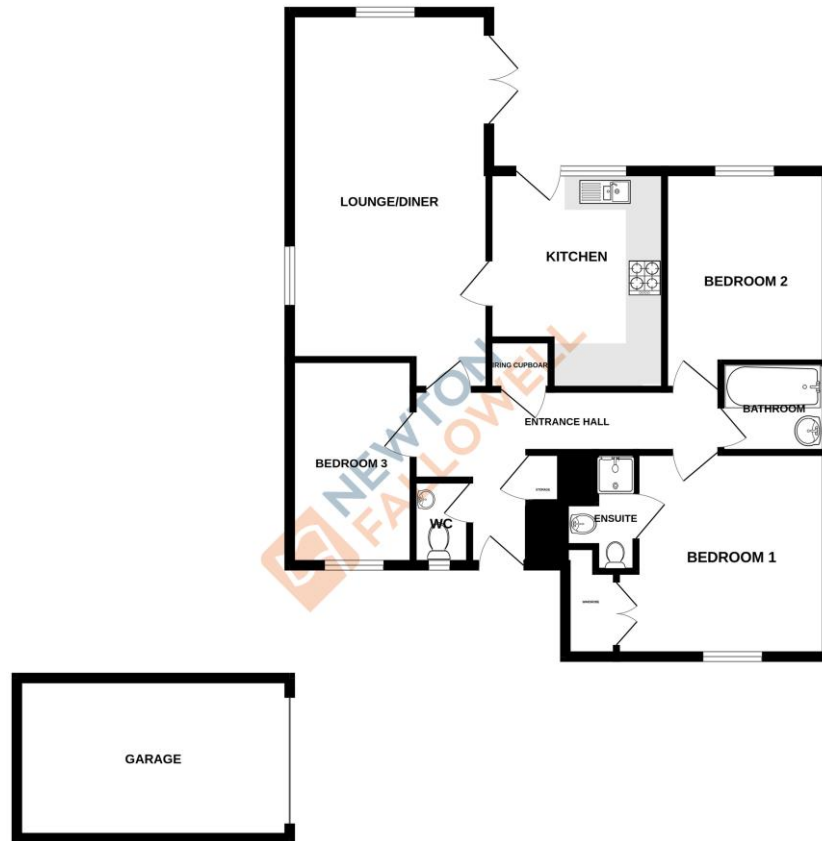
Bedroom Three 7'0" x 11'6" (2.1m x 3.5m)

Bathroom 6'0" x 5'0" (1.8m x 1.5m)

Wc 3'0" x 5'0" (0.9m x 1.5m)

Garage

GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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 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: D

**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.

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