



16 Sapperton, Werrington, Peterborough, PE4 5BS

 **NEWTON FALLOWELL**

4 2 1

Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OFF ROAD PARKING AND GARAGE
- 20 FEET KITCHEN/DINER
- En-suite to Principal bedroom
- NO CHAIN!!! NO CHAIN!!!
- Downstairs Wc
- EPC - D
- Freehold

Guide price £330,000-£350,000





*** GUIDE PRICE £330,000 - £350,000 ***

We are pleased to be offering for sale this four bedroom detached family home with no onward chain. The property comprises of entrance hall, lounge, modernised kitchen/diner and a downstairs cloakroom. To the first floor you have a principal bedroom with en-suite, three good sized bedrooms on offer and a family bathroom. To the rear of this home is a private garden mainly laid with lawn and a patio area perfect for entertaining the family and friends during the summer evenings. To the side of this family home is an attached garage with parking for multiple cars to the front on the driveway. This is a must view home to appreciate what is on offer so call the office today to arrange your viewing.

Entrance Hall

Kitchen/Diner 10'0" x 20'0" (3m x 6.1m)

Lounge 17'0" x 11'0" (5.2m x 3.4m)

Wc 3'0" x 8'0" (0.9m x 2.4m)

Landing

Principle Bedroom 11'0" x 11'0" (3.4m x 3.4m)

En-suite 5'0" x 6'0" (1.5m x 1.8m)

Bedroom 2 11'0" x 11'0" (3.4m x 3.4m)

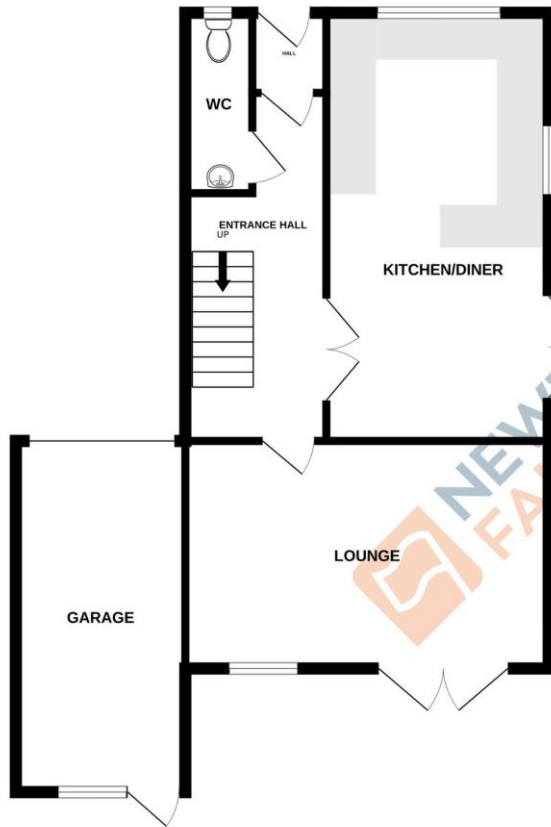
Bedroom 3 7'0" x 8'0" (2.1m x 2.4m)

Bedroom 4 8'0" x 6'0" (2.4m x 1.8m)

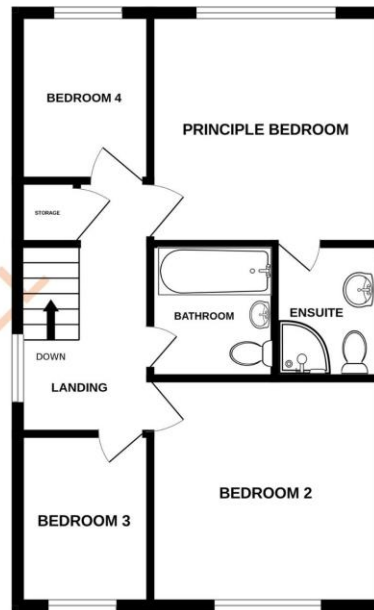
Bathroom 5'0" x 6'0" (1.5m x 1.8m)

Garage 8'0" x 17'0" (2.4m x 5.2m)

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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.