



46a Sunnymead, Werrington, Peterborough, PE4 5BY

 **NEWTON FALLOWELL**



Key Features

- Terraced Family Home
- TWO BEDROOMS
- Spacious Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- Driveway Parking to Front Aspect
- PRIVATE SOUTH-FACING REAR GARDEN
- Ideal First-Time Home or Investment
- EPC Rating D
- Freehold

Offers in excess of £180,000





Making an IDEAL FIRST-TIME HOME or INVESTMENT OPPORTUNITY, this terraced home is situated within a popular cul-de-sac in Werrington. The well presented accommodation comprises of an entrance hall, kitchen to the front and spacious lounge diner to the rear with doors onto the rear garden, whilst TWO BEDROOMS can be found upstairs alongside the family bathroom. Outside there is a PRIVATE SOUTH-FACING GARDEN to the rear, as well as driveway parking to the front of the home.



Entrance Hall

Kitchen 7'0" x 10'0" (2.1m x 3m)

Lounge Diner 12'0" x 17'0" (3.7m x 5.2m)

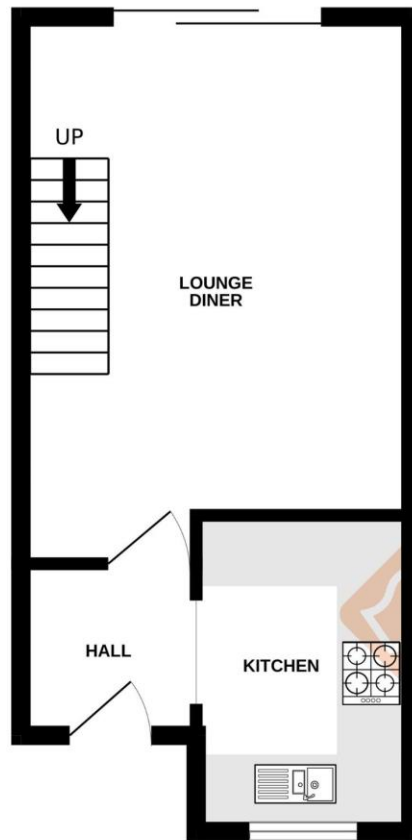
Landing

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

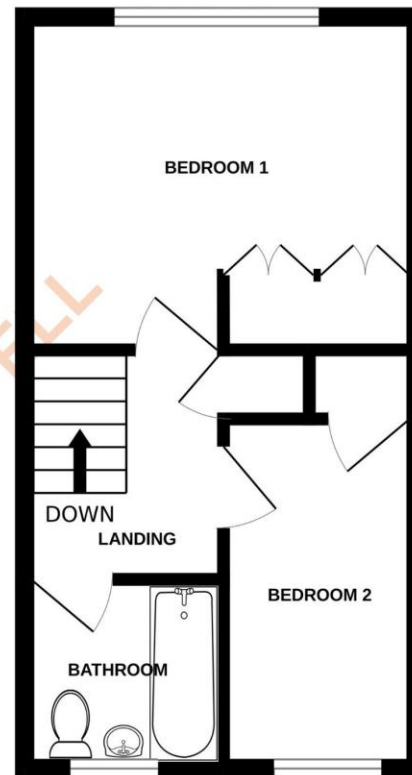
Bedroom Two 6'0" x 11'0" (1.8m x 3.4m)

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

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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: 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.