



71 Temple Grange, Werrington, Peterborough, PE4 5DW

 **NEWTON FALLOWELL**

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## Key Features

- Semi-Detached Home in Cul-De-Sac Position
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Shower Room & Downstairs WC
- SOUTH-WEST FACING REAR GARDEN
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£260,000





Being sold with NO ONWARD CHAIN, this semi-detached family home is positioned within a popular cul-de-sac and benefits from a GARAGE and SOUTH-WEST FACING GARDEN to the rear! The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge to the front and a modern kitchen diner to the rear, with THREE BEDROOMS found upstairs alongside a contemporary shower room. Outside there is driveway parking to the rear leading to the garage with rear gated access to the rear garden, which is fully enclosed and offers both lawn and patio seating.

Entrance Hall

WC 3'0" x 6'0" (0.9m x 1.8m)

Lounge 15'0" x 13'6" (4.6m x 4.1m)

Kitchen Diner 15'0" x 9'0" (4.6m x 2.7m)

Landing

Bedroom One 9'0" x 13'0" (2.7m x 4m)

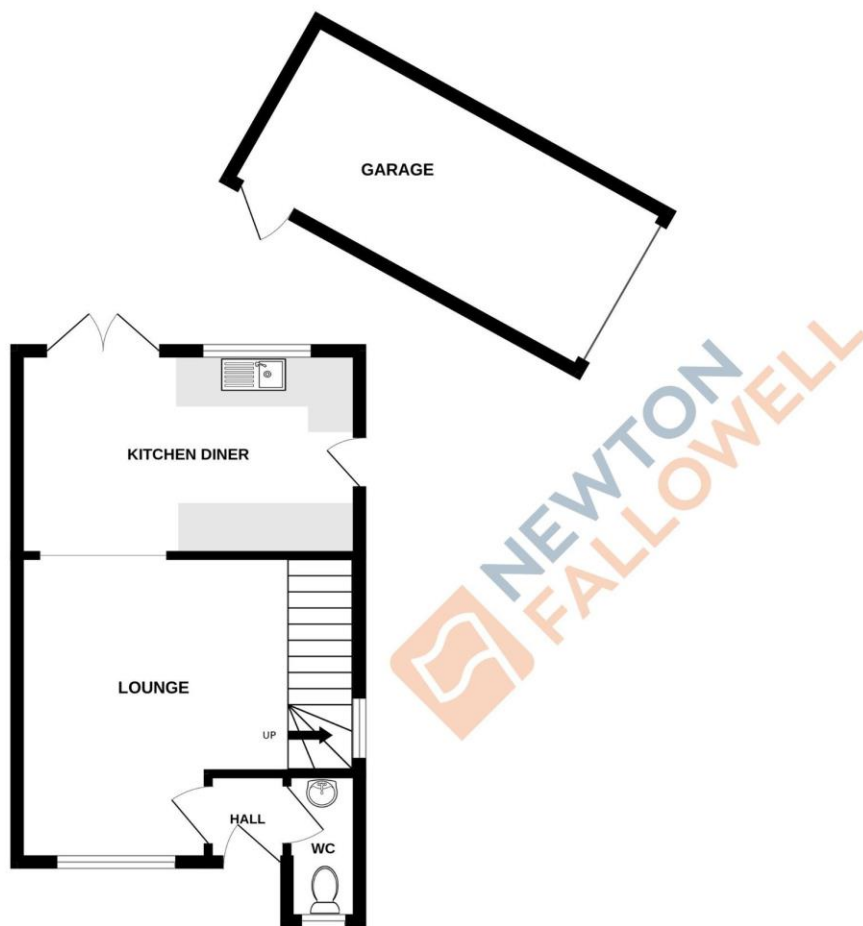
Bedroom Two 9'0" x 9'6" (2.7m x 2.9m)

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

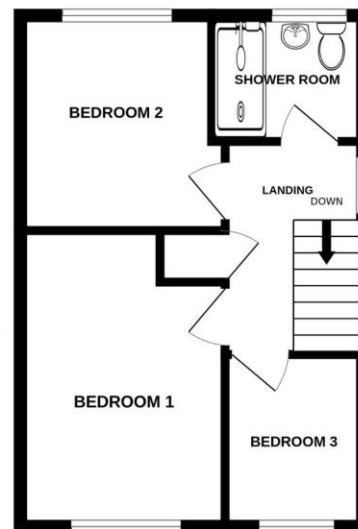
Shower Room 6'6" x 5'6" (2m x 1.7m)

Garage 8'0" x 18'0" (2.4m x 5.5m)

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 824 sq.ft. (76.6 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.  
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