



18 Wycliffe Grove, Werrington, Peterborough, PE4 5DE

 **NEWTON FALLOWELL**

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## Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- Lounge & Kitchen Diner
- Three-Piece Family Bathroom
- PRIVATE WESTERLY-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- Quiet Cul-De-Sac Position
- EPC Rating C
- Freehold

**Guide price £220,000 - £230,000**





This semi-detached family home benefits from a GARAGE and a PRIVATE WESTERLY-FACING REAR GARDEN and is tucked away within a quiet cul-de-sac position. The accommodation comprises of an entrance hall, lounge to the front of the home and a kitchen diner to the rear, whilst upstairs there are THREE BEDROOMS alongside a three-piece family bathroom with a shower over the bath. Outside driveway parking can be found to the side of the home leading to the garage, whilst to the rear there is a garden which is private, westerly-facing and offers both lawn and patio seating.

Porch 5'6" x 4'0" (1.7m x 1.2m)

Lounge 15'0" x 14'0" (4.6m x 4.3m)

Kitchen/Diner 15'0" x 9'6" (4.6m x 2.9m)

Landing

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

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

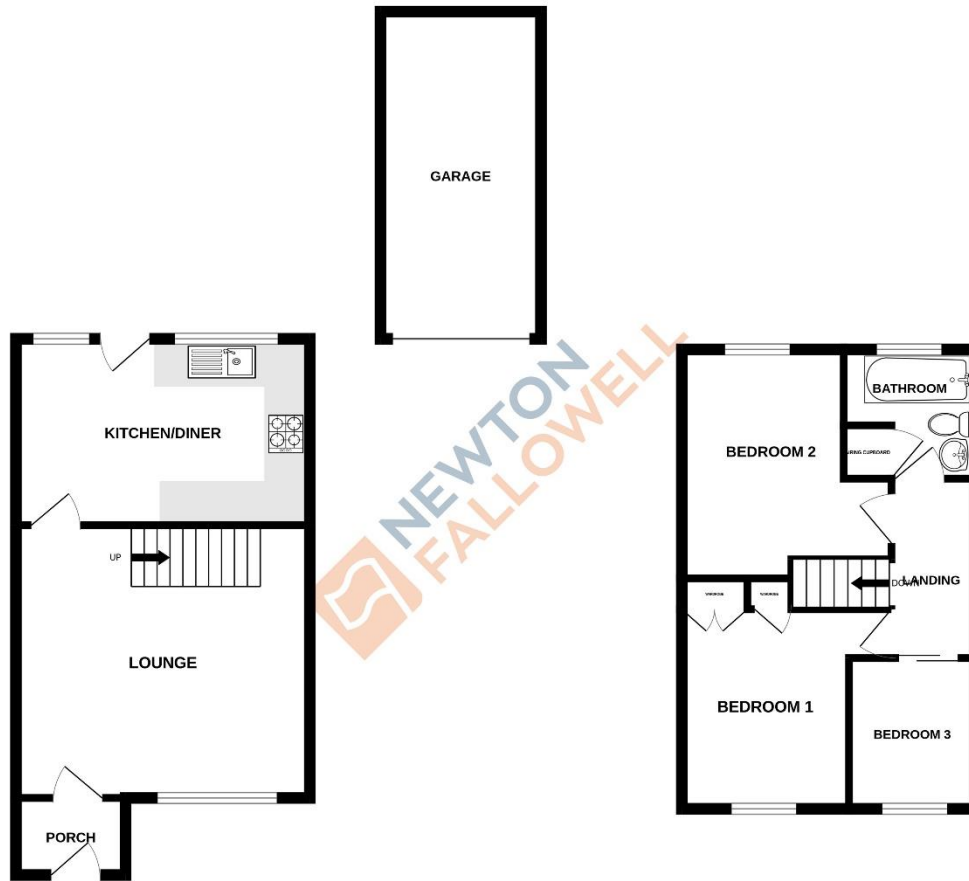
Bedroom Three 6'6" x 8'0" (2m x 2.4m)

Bathroom 7'0" x 6'6" (2.1m x 2m)

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

GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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**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.