



99 Church Street, Werrington, Peterborough, PE4 6QF

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Charming End of Terrace Home
- Situated in the Heart of Werrington Village
- EXTENSIVE REAR GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen, Utility & Bathroom
- Walking Distance of Amenities
- EPC Rating E
- Freehold

Guide price £210,000 - £230,000





This charming end of terrace home that was built in approximately 1906, is situated within the heart of the desirable Werrington Village offering an EXTENSIVE GARDEN to the rear and WALKING DISTANCE OF AMENITIES. The deceptively spacious accommodation comprises of two reception rooms in the form of the lounge and dining room, kitchen, utility room and family bathroom, with THREE BEDROOMS positioned to the first floor with built in wardrobes to bedroom one and bedroom two. Outside there are gardens to both front and rear, with the front garden being low maintenance and an extensive garden found to the rear.

Living Room 11'0" x 11'0" (3.4m x 3.4m)

Dining Room 11'0" x 12'0" (3.4m x 3.7m)

Kitchen 8'6" x 9'0" (2.6m x 2.7m)

Bathroom 8'6" x 7'0" (2.6m x 2.1m)

Utility Room 5.00m x 3.00m (16'5" x 9'10")

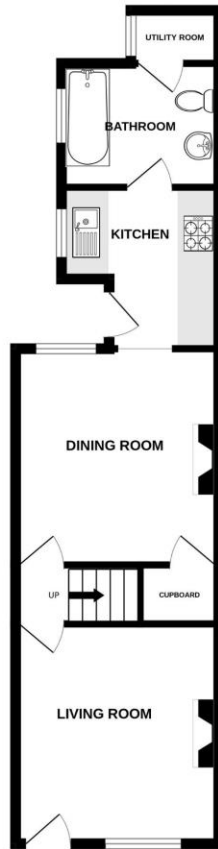
Landing

Bedroom One 11'0" x 12'0" (3.4m x 3.7m)

Bedroom Two 11'0" x 12'0" (3.4m x 3.7m)

Bedroom Three 6'0" x 9'0" (1.8m x 2.7m)

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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.
Made with Metropix ©2024

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

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.