



63 Home Pasture, Werrington, Peterborough, PE4 5AY

 **NEWTON FALLOWELL**

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Key Features

- Detached Family Home
- THREE BEDROOMS WITH BUILT-IN STORAGE
- Lounge, Kitchen Diner & Garden Room
- Three-Piece Family Bathroom
- Driveway & Car Port
- SOUTH-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£245,000





A detached family home boasting a SOUTH-FACING GARDEN being sold with NO ONWARD CHAIN and positioned within a quiet cul-de-sac position within walking distance of amenities and schooling. The accommodation comprises of an entrance porch, spacious lounge, kitchen diner, garden room, with THREE BEDROOMS found upstairs alongside a family bathroom. Outside there is driveway parking to the front and side aspect, car port and gardens to both front and rear, with the latter being fully enclosed and south-facing benefiting from lawn, patio seating and shed storage.

Porch

Living Room 13'0" x 17'6" (4m x 5.3m)

Kitchen/Diner 9'0" x 17'6" (2.7m x 5.3m)

Sun Room 18'6" x 8'6" (5.6m x 2.6m)

Landing

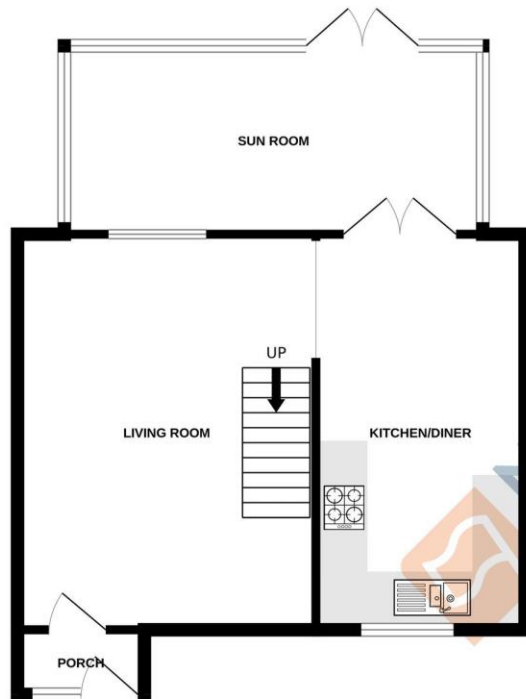
Bedroom One 11'0" x 12'0" (3.4m x 3.7m)

Bedroom Two 10'6" x 12'0" (3.2m x 3.7m)

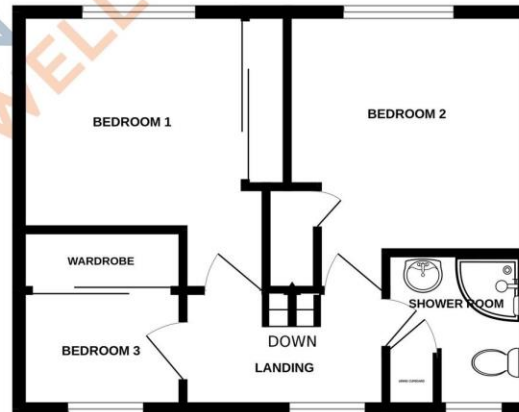
Bedroom Three 7'0" x 5'0" (2.1m x 1.5m)

Bathroom 7'0" x 6'0" (2.1m x 1.8m)

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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.