



9 Long Pasture, Werrington, Peterborough, PE4 5AX

 **NEWTON FALLOWELL**

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## Key Features

- Detached Family Home
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Shower Room
- Driveway Parking
- Enclosed Rear Garden
- Cul-De-Sac Position
- EPC Rating D
- Freehold

£240,000





This detached family home is positioned in a popular cul-de-sac within walking distance of amenities and schooling. The well presented accommodation comprises of a spacious lounge to the front, kitchen diner to the rear, with THREE BEDROOMS located to the first floor alongside a contemporary shower room. Outside there is driveway parking to the front and side of the home, with side gated access leading to the rear garden, which hosts patio and decked seating, lawn and shed storage.

Living Room 18'0" x 13'0" (5.5m x 4m)

Kitchen/Diner 18'0" x 9'6" (5.5m x 2.9m)

Landing

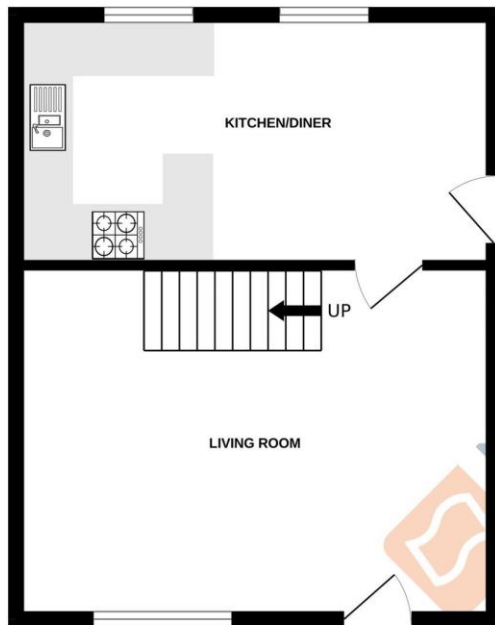
Bedroom One 12'0" x 11'0" (3.7m x 3.4m)

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

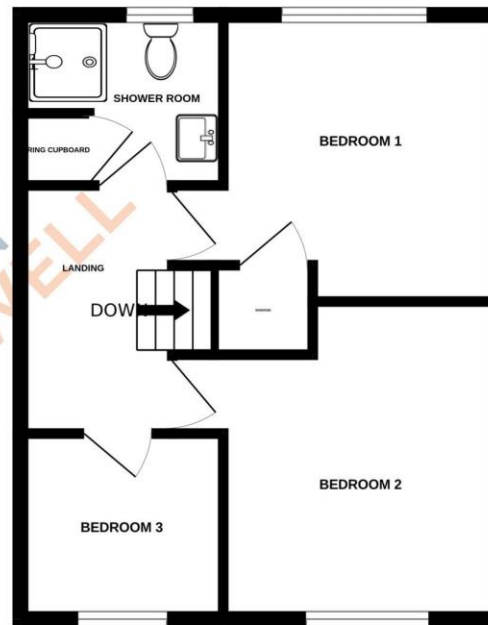
Bedroom Three 7'6" x 7'0" (2.3m x 2.1m)

Shower Room 7'6" x 6'6" (2.3m x 2m)

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.