



35 Pheasant Grove, Werrington, Peterborough, PE4 5BG

 **NEWTON FALLOWELL**

5 1 3

## Key Features

- Detached Home in Cul-De-Sac Position
- FIVE BEDROOMS
- THREE RECEPTION SPACES
- Kitchen & Generous Utility Room
- Upstairs Shower Room & Downstairs WC
- Integral Garage, Driveway & Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers in excess of £300,000





This detached family home is tucked away in a popular cul-de-sac position in Werrington, being sold with NO ONWARD CHAIN and offering POTENTIAL FOR IMPROVEMENT. The accommodation comprises of an entrance hall, downstairs WC, spacious lounge to the front open to a dining room adjacent to the kitchen, with a conservatory to the rear and a generous utility room accessible from the kitchen, whilst the first floor landing separates FIVE BEDROOMS and a shower room. Outside there is driveway parking to the front aspect leading to the integral garage, as well as gardens to both front and rear, with the rear garden offering a summer house fitted with electrics.

Entrance Hall

WC

Lounge 17'0" x 12'6" (5.2m x 3.8m)

Dining Room 8'0" x 10'0" (2.4m x 3m)

Kitchen 9'0" x 10'0" (2.7m x 3m)

Utility Room 8'6" x 17'0" (2.6m x 5.2m)

Conservatory 8'6" x 10'6" (2.6m x 3.2m)





Landing

Bedroom One 10'6" x 14'0" (3.2m x 4.3m)

Bedroom Two 10'6" x 9'6" (3.2m x 2.9m)

Bedroom Three 7'6" x 13'6" (2.3m x 4.1m)

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

Bedroom Five 7'6" x 6'6" (2.3m x 2m)

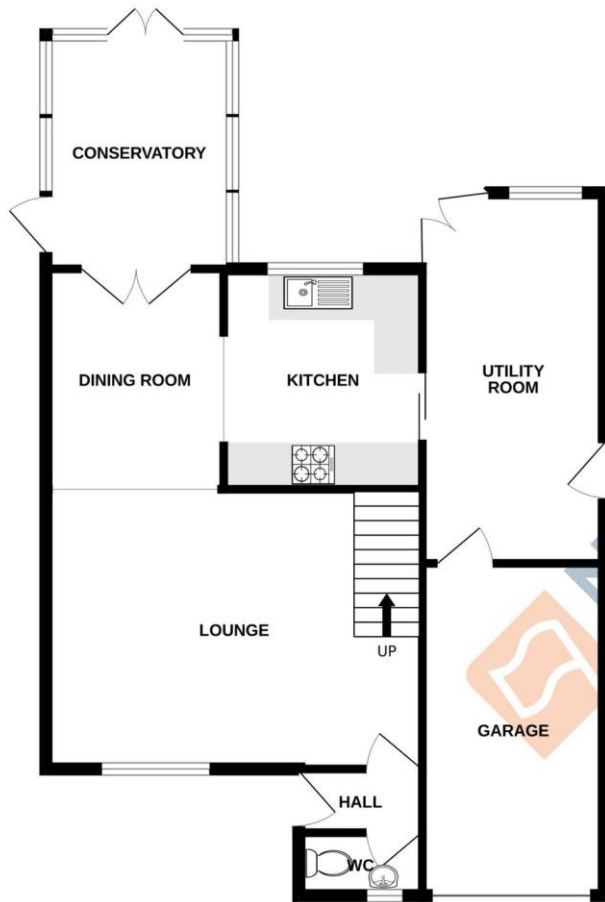
Shower Room 8'0" x 5'6" (2.4m x 1.7m)

Garage 8'6" x 15'0" (2.6m x 4.6m)





GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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