



 **NEWTON
FALLOWELL**

9 Hazel Croft, Werrington, Peterborough, PE4 5BJ

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3 1 3

Key Features

- Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Modern Kitchen Diner
- Contemporary Family Bathroom
- GARAGE, DRIVEWAY & PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£260,000





This detached family home is positioned within a popular cul-de-sac in Werrington and is being sold with NO ONWARD CHAIN, offering THREE BEDROOMS and THREE RECEPTION ROOMS, as well as a GARAGE and private rear garden. The accommodation comprises of an entrance hall, spacious lounge, modern kitchen diner, conservatory, study, with the first floor landing separating three bedrooms and contemporary family bathroom. Outside there is driveway parking to the front aspect leading to the integral garage, with a private and low maintenance garden to the rear.

Entrance Hall

Lounge 2.88m x 5.32m (9'5" x 17'6")

Kitchen Diner 2.87m x 5.34m (9'5" x 17'6")

Conservatory 4.11m x 2.39m (13'6" x 7'10")

Study 2.46m x 1.68m (8'1" x 5'6")

Landing

Bedroom One 3.39m x 2.95m (11'1" x 9'8")

Bedroom Two 3.34m x 3.07m (11'0" x 10'1")

Bedroom Three 2.05m x 2.31m (6'8" x 7'7")

Family Bathroom 1.91m x 2.16m (6'4" x 7'1")

Integral Garage 2.42m x 4.65m (7'11" x 15'4")

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.

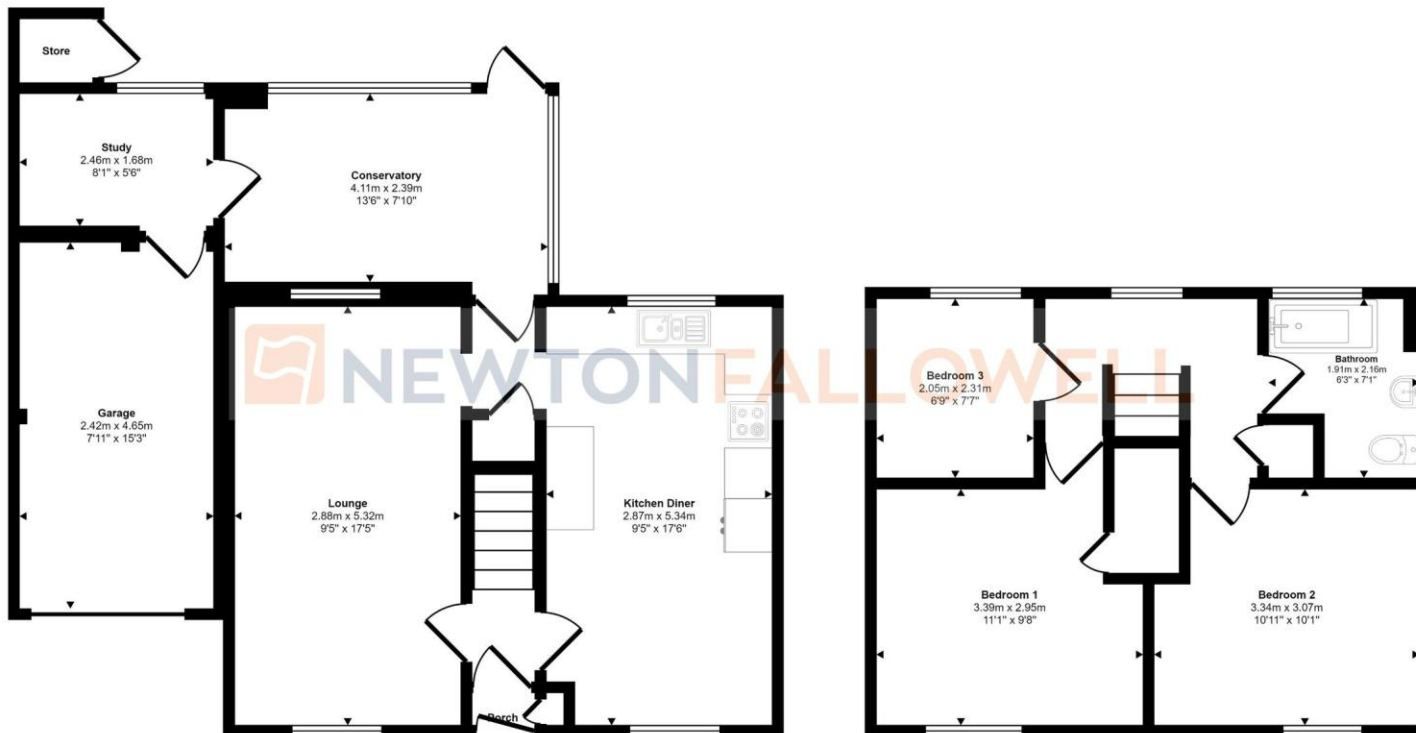
ANTI-MONEY LAUNDERING REGULATIONS:

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.

Approx Gross Internal Area
103 sq m / 1110 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft

First Floor
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

