



31 Hedgelands, Werrington, Peterborough, PE4 5AA

 **NEWTON FALLOWELL**



Key Features

- Semi-Detached Family Home in Cul-De-Sac
- CORNER PLOT POSITION
- THREE BEDROOMS
- Lounge, Kitchen Diner & Family Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUTHERLY-FACING ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £200,000 - £220,000





This semi-detached family home sits on a CORNER PLOT POSITION within a popular cul-de-sac offering a GARAGE to the rear and NO ONWARD CHAIN. The accommodation comprises of an entrance porch with useful storage cupboard, spacious lounge to the front of the home and kitchen diner to the rear, with THREE BEDROOMS found upstairs, where the main bedroom hosts a built-in wardrobe. as well as the family bathroom. Outside the property benefits from garden to front, side and rear, with the rear garden being southerly facing, whilst the garage and driveway are also situated to the rear with gated access from the garden, offering off-road parking for multiple vehicles.

Entrance Porch

Lounge 15'6" x 13'6" (4.7m x 4.1m)

Kitchen Diner 15'6" x 10'0" (4.7m x 3m)

Landing

Bedroom One 9'6" x 10'12" (2.9m x 3.3m)

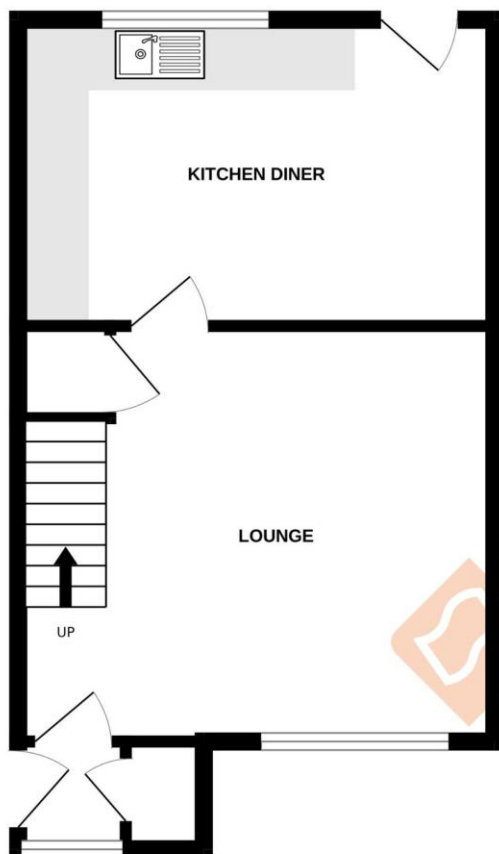
Bedroom Two 9'6" x 12'0" (2.9m x 3.7m)

Bedroom Three 6'0" x 7'6" (1.8m x 2.3m)

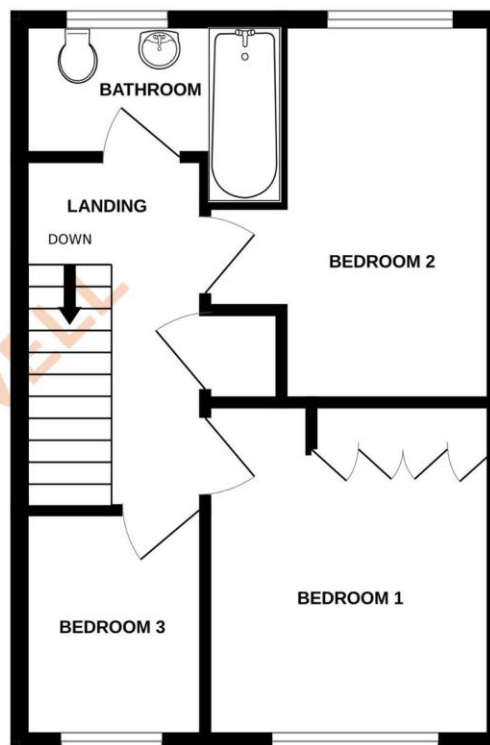
Family Bathroom 8'6" x 6'0" (2.6m x 1.8m)

Garage

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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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.