



 NEWTON FALLOWELL

43 Canterbury Road, Werrington Village, Peterborough, PE4 6PA

 **NEWTON FALLOWELL**



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## Key Features

- EXTENDED SEMI-DETACHED FAMILY HOME
- Situated in the Heart of Werrington Village
- THREE WELL-BALANCED BEDROOMS
- Lounge, Kitchen Diner & Study
- Contemporary Family Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- EPC Rating C
- Freehold

£280,000





This EXTENDED semi-detached family home is situated in the heart of the desirable Werrington Village within walking distance of local amenities, offering THREE WELL-BALANCED BEDROOMS, driveway parking and a GARAGE. The well presented accommodation comprises of an entrance hall, lounge to the front of the home, kitchen diner to the rear with access onto the rear garden, study, downstairs WC, whilst the first floor landing separates three bedrooms, with two of the bedrooms hosting useful built-in storage, as well as the family bathroom, which boasts a contemporary three-piece suite. Outside there is driveway parking to the front and side of the home, with a garage located to the rear alongside an enclosed garden benefiting from patio seating and lawn.

Entrance Hall

WC

Lounge 3.76m x 3.95m (12'4" x 13'0")

Kitchen Diner 4.87m x 6.58m (16'0" x 21'7")

Study 2.60m x 3.26m (8'6" x 10'8")

Landing

Bedroom One 2.85m x 3.97m (9'5" x 13'0")

Bedroom Two 3.23m x 3.24m (10'7" x 10'7")

Bedroom Three 2.56m x 2.59m (8'5" x 8'6")

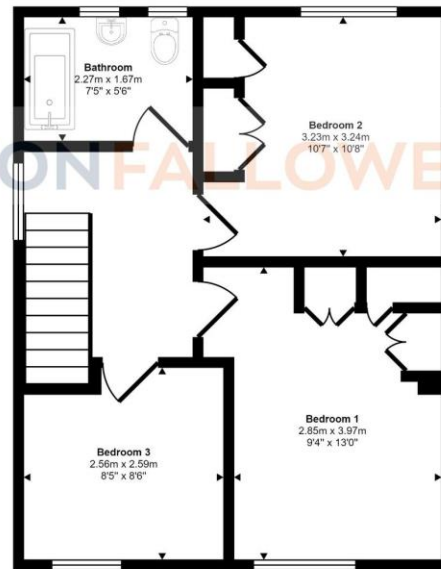
Family Bathroom 2.27m x 1.67m (7'5" x 5'6")

Garage 2.50m x 6.15m (8'2" x 20'2")

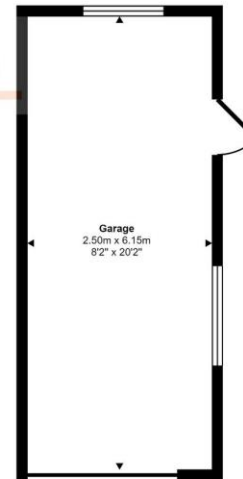
Approx Gross Internal Area  
114 sq m / 1232 sq ft



Ground Floor  
Approx 58 sq m / 627 sq ft



First Floor  
Approx 41 sq m / 439 sq ft



Garage  
Approx 15 sq m / 165 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.

#### 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.



SCAN ME

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