



 **NEWTON**
FALLOWELL

51 Cranemore, Werrington, Peterborough, PE4 5AJ

 **NEWTON FALLOWELL**



Key Features

- Terraced Family Home
- TWO BEDROOMS
- Spacious Lounge & Kitchen
- Three-Piece Bathroom
- Enclosed Rear Garden & Parking to Side Aspect
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Offers in excess of £165,000





This terraced house could make an ideal first-time home or investment opportunity, situated within a popular cul-de-sac position in Werrington and being sold with NO ONWARD CHAIN! The accommodation comprises of an entrance porch, kitchen, spacious lounge, with TWO BEDROOMS located upstairs alongside a three-piece bathroom. Outside there is an enclosed garden to the rear, with parking found to the side aspect.

Entrance Hall 1.55m x 1.42m (5'1" x 4'8")

Lounge Diner 3.55m x 4.37m (11'7" x 14'4")

Kitchen 1.92m x 2.80m (6'4" x 9'2")

Conservatory 2.49m x 2.27m (8'2" x 7'5")

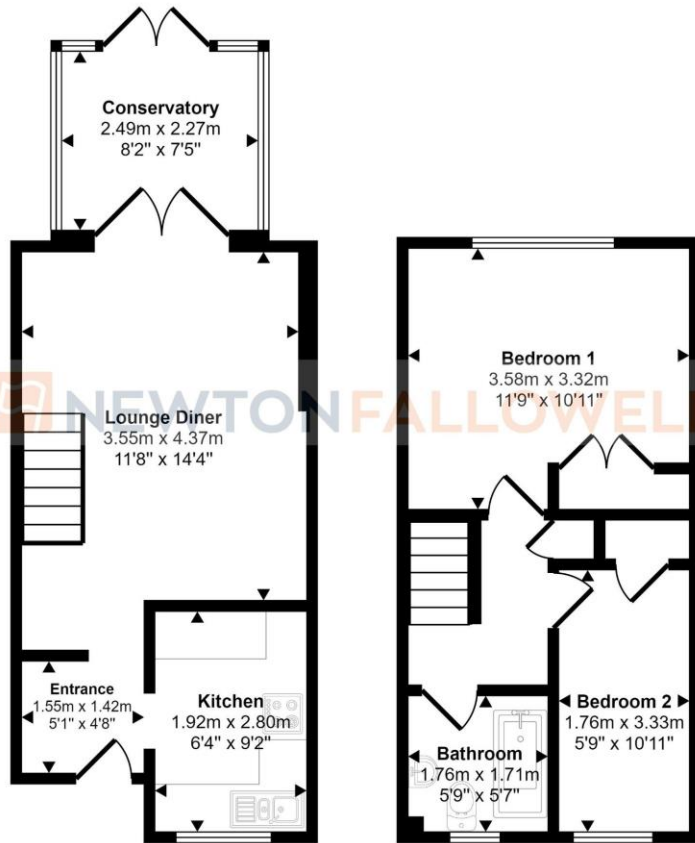
Landing

Bedroom One 3.58m x 3.32m (11'8" x 10'11")

Bedroom Two 1.76m x 3.33m (5'10" x 10'11")

Bathroom 1.76m x 1.71m (5'10" x 5'7")

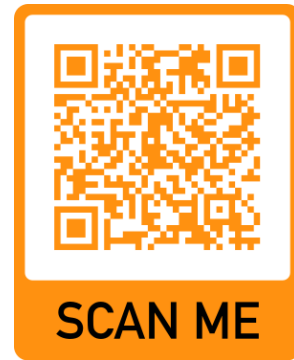
Approx Gross Internal Area
59 sq m / 632 sq ft



Ground Floor
Approx 32 sq m / 342 sq ft

First Floor
Approx 27 sq m / 290 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: A

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.