



 **NEWTON**  
FALLOWELL

51 Cranemore, Werrington, Peterborough, PE4 5AJ

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## 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 C
- Freehold

Offers in excess of £165,000





This TWO BEDROOM terraced house presents an excellent opportunity for first-time buyers or investors, located in a sought-after cul-de-sac in Werrington and offered for sale with NO ONWARD CHAIN.

The well-proportioned accommodation includes an entrance porch, a functional kitchen, and a spacious lounge that benefits from access to a conservatory, providing additional living space. Upstairs, the property features two good-sized bedrooms, along with a modern three-piece family bathroom.



Externally, the property offers an enclosed rear garden and parking is available to the side of the house.

This property offers a combination of a desirable location, versatile living space, and the convenience of no onward chain, making it an appealing prospect for both first-time buyers and investors alike.



Entrance Hall

Lounge Diner 3.71m x 4.44m (12'2" x 14'7")

Kitchen 1.97m x 2.89m (6'6" x 9'6")

Conservatory 2.56m x 2.36m (8'5" x 7'8")

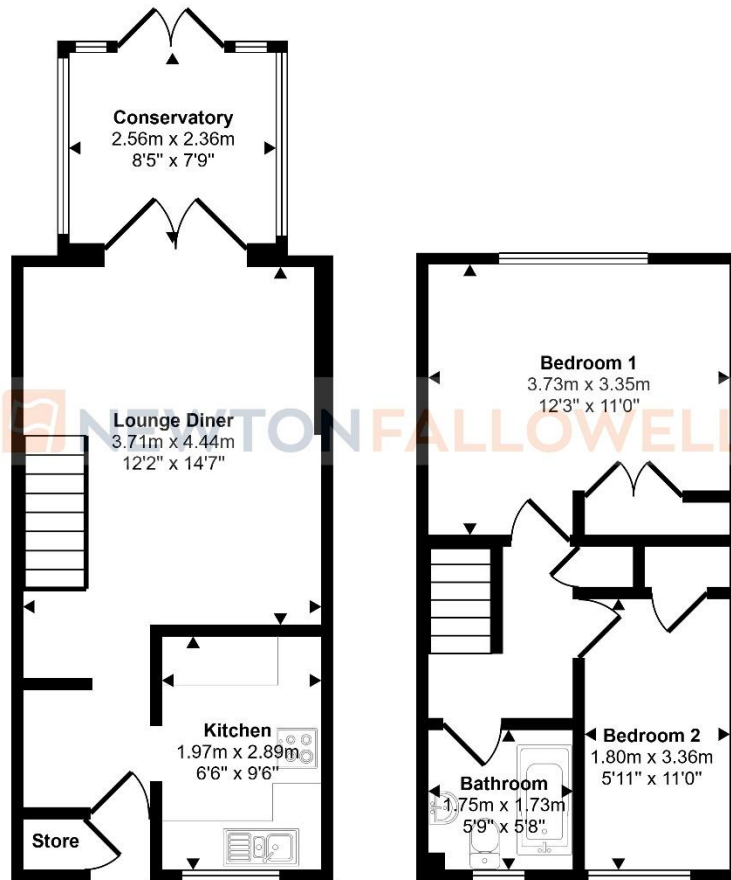
Landing

Bedroom One 3.73m x 3.35m (12'2" x 11'0")

Bedroom Two 1.8m x 3.36m (5'11" x 11'0")

Bathroom 1.75m x 1.73m (5'8" x 5'8")

Approx Gross Internal Area  
62 sq m / 664 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft

First Floor  
Approx 28 sq m / 300 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.

