



72 Somerville, Werrington, Peterborough, PE4 5BD

 **NEWTON FALLOWELL**



Key Features

- TWO BEDROOMS
- MID TERRACED HOME
- NO ONWARD CHAIN
- Communal Parking to Front of Home
- Private Rear Garden
- Perfect For Investment Purchase
- Great For First Time Buyers
- EPC Rating D
- Freehold

Offers in excess of £160,000





Welcome to this cozy and conveniently located TWO BEDROOM terraced home, situated in a sought-after neighbourhood and being sold with NO ONWARD CHAIN! This property presents an excellent opportunity for first-time buyers, investors, or those looking for a hassle-free move. As you step through the front door, you're greeted by a welcoming lounge area, bathed in natural light streaming through the windows, with neutral decor and ample room for seating, it's easy to imagine making memories in this cozy living area. Adjacent to the lounge, you'll find a well-appointed kitchen, complete with sleek countertops, and plenty of storage space this functional kitchen is sure to impress. Upstairs, the property boasts two comfortable bedrooms, each offering a peaceful retreat for rest and relaxation, while large windows allow natural light to illuminate the space. A family bathroom completes the upstairs layout, featuring a bathtub/shower combination, stylish fixtures, and a clean, contemporary design. Outside, a private rear garden low-maintenance landscaping ensures easy upkeep, allowing you to spend more time enjoying your new home. With its convenient location, charming interior, and the added benefit of being sold with no onward chain, this two-bedroom terraced home is sure to attract attention from discerning buyers seeking a comfortable and hassle-free living experience. Don't miss your chance to make this delightful property your own!

Hall

Lounge 12'6" x 16'0" (3.8m x 4.9m)

Kitchen 7'6" x 7'0" (2.3m x 2.1m)

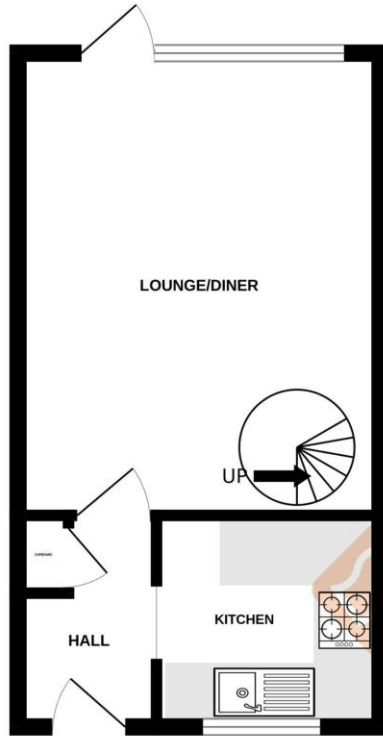
Landing

Bedroom One 12'6" x 8'6" (3.8m x 2.6m)

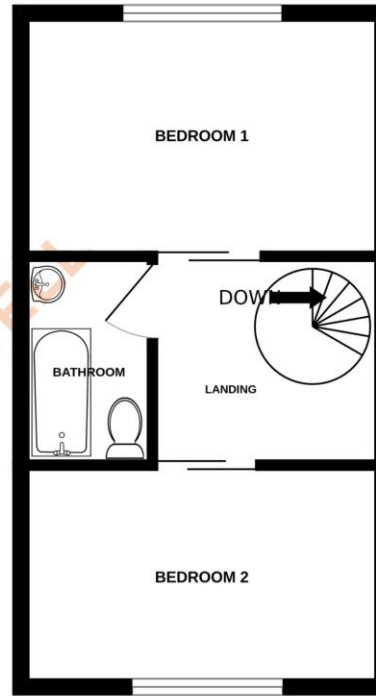
Bedroom Two 12'6" x 8'0" (3.8m x 2.4m)

Bathroom 4'6" x 7'0" (1.4m x 2.1m)

GROUND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



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TOTAL FLOOR AREA : 569 sq.ft. (52.9 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: 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.