



12 Lichfield Avenue, Werrington Village, Peterborough, PE4 6PF



NEWTON FALLOWELL



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Key Features

- Semi-Detached Family Home
- RECENTLY REFURBISHED THROUGHOUT
- THREE BEDROOMS
- Open Lounge Diner & Newly-Fitted Kitchen
- Stunning Newly-Fitted Bathroom
- DRIVEWAY, CAR PORT & GARAGE
- Private & Enclosed Rear Garden
- EPC Rating D
- Freehold

£275,000





This semi-detached family home has been RECENTLY REFURBISHED THROUGHOUT and is situated within the desirable Werrington Village within close proximity to local schooling and amenities offering THREE BEDROOMS, private rear garden and a GARAGE.

The accommodation comprises of an entrance hall, spacious open plan lounge diner to the front of the home, with the impressive newly-fitted kitchen to the rear boasting free-standing appliance spaces and useful under-stairs utility area, three bedrooms located to the first floor, with the main bedroom equipped with a fitted wardrobe, in addition to the family bathroom, which hosts a stunning three-piece suite with a shower over the bath.

Outside there is driveway parking to the front aspect, with gated access to a car port leading to the garage and rear garden, with the private and enclosed garden benefiting from patio seating area and lawn.



Entrance Hall

Lounge Diner 7.38m x 3.34m (24'2" x 11'0")

Kitchen 2.92m x 2.4m (9'7" x 7'11")

Landing

Bedroom One 4.41m x 2.97m (14'6" x 9'8")

Bedroom Two 2.92m x 2.79m (9'7" x 9'2")

Bedroom Three 2.55m x 2.23m (8'5" x 7'4")

Family Bathroom 1.92m x 2.35m (6'4" x 7'8")

Garage 4.65m x 2.31m (15'4" x 7'7")

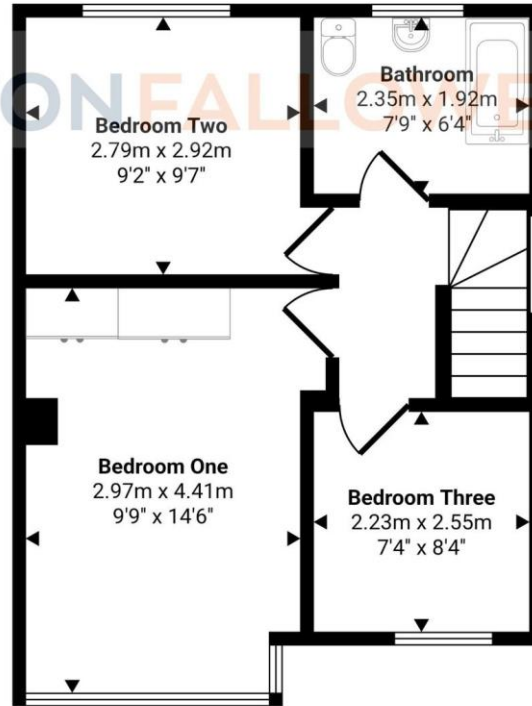
Agent's Note

This property has previously suffered from subsidence due to drainage, however these have been replaced, repair works were instructed by the current owners and both a certificate of structural adequacy and schedule of repairs can be provided.

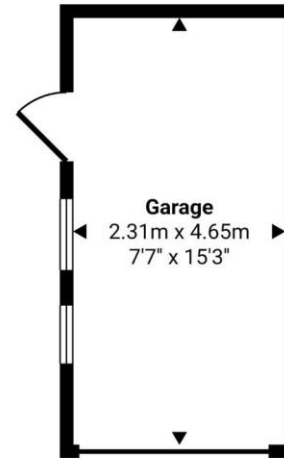
Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 38 sq m / 410 sq ft



Garage
Approx 11 sq m / 116 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.

