



NEWTON
FALLOWELL

31 Chatsfield, Werrington, Peterborough, PE4 5DJ

 **NEWTON FALLOWELL**

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Key Features

- Well Presented Semi-Detached Home
- TWO BEDROOMS
- Upstairs & Downstairs Bedroom Facility
- Spacious Lounge & Modern Fitted
- Contemporary Downstairs Shower Room
- Private Rear Garden & Workshop
- Driveway Parking for Multiple Vehicles
- EPC Rating TBC
- Freehold

£220,000





This semi-detached home has been REFURBISHED THROUGHOUT by the current owners, to include new kitchen and shower room, radiators, windows, carpets and driveway, whilst situated in a sought-after cul-de-sac in Werrington offering a private garden to the rear. The well presented accommodation comprises of an entrance hall, spacious lounge diner, modern kitchen re-fitted by the current owner approximately four years ago, downstairs bedroom which could be utilised as a second reception room, contemporary downstairs shower room (also re-fitted by the current owner), with the generous main bedroom located to the first floor. Outside the driveway, which was re-fitted by the current owner approximately three years ago, offers parking for multiple vehicles, whilst the well maintained garden to the rear is private, enclosed and boasts an insulated shed with power and electrics hosting the potential for a workshop or external office.

This home is situated within walking distance of green space and benefits from being non-overlooked to the rear, whilst Werrington itself is surrounded by countryside, yet still easily accessible to the city centre of Peterborough.

Entrance Hall

Lounge Diner 2.86m x 5.01m (9'5" x 16'5")

Kitchen 2.88m x 1.73m (9'5" x 5'8")

Bedroom Two 2.82m x 2.22m (9'4" x 7'4")

Shower Room 2.15m x 1.69m (7'1" x 5'6")

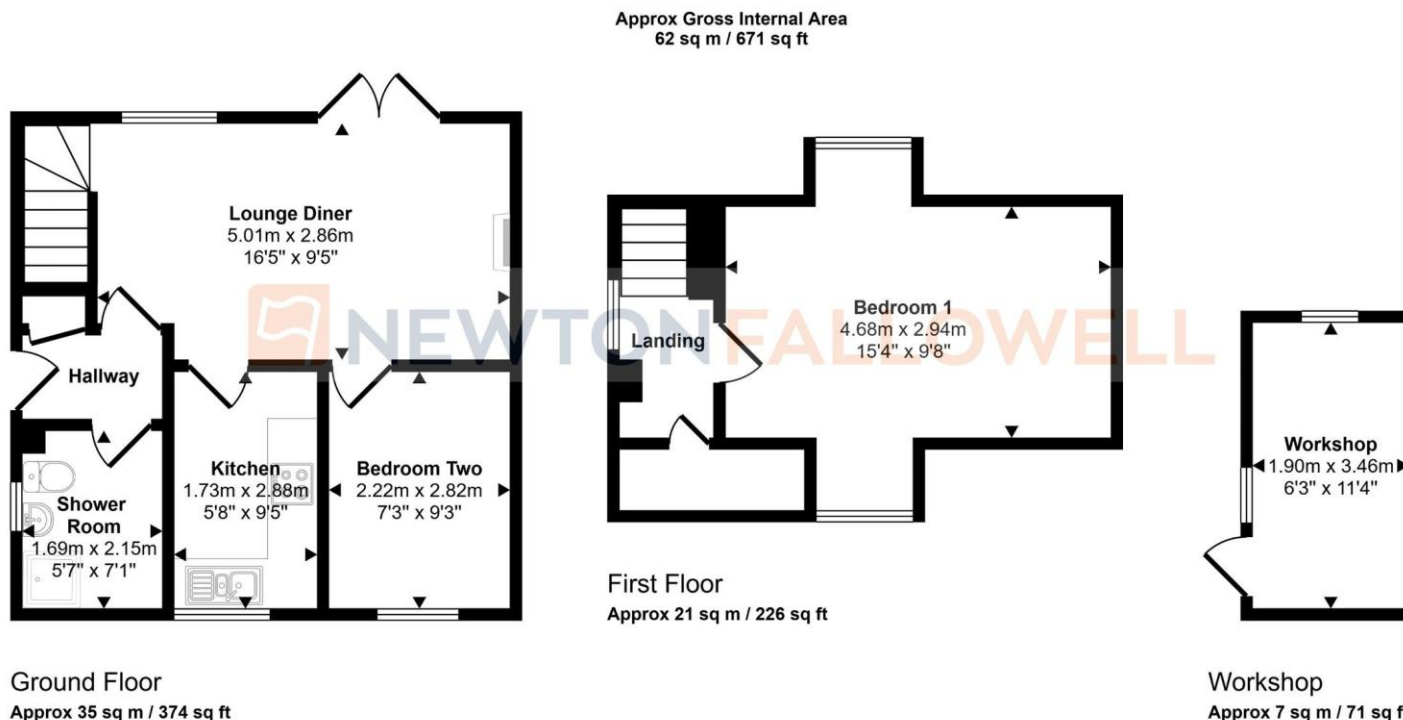
Landing

Bedroom One 2.94m x 4.68m (9'7" x 15'5")

Workshop/Office 3.46m x 1.9m (11'5" x 6'2")

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station. Werrington offers a wealth of amenities to include Werrington shopping centre hosting a selection of local shops, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, two petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House, restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School.



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: B

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