



 **NEWTON
FALLOWELL**

54 Abbotts Grove, Werrington, Peterborough, PE4 5BT

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3 1 2

Key Features

- Detached Family Home
- THREE BEDROOMS
- Spacious Lounge
- Kitchen Diner & Conservatory
- Downstairs WC & Upstairs Shower Room
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- SOUTH-WEST FACING REAR GARDEN
- EPC Rating D

£285,000





This detached family home benefits from THREE BEDROOMS, a GARAGE and a SOUTH-WEST FACING REAR GARDEN and is situated within a desirable cul-de-sac in Werrington. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge with doors onto the rear garden, kitchen diner and conservatory, which offers a further living or dining area, whilst upstairs there are three bedrooms, two of which host built-in storage, as well as a shower room, which boasts a contemporary three-piece suite. Outside there is driveway parking for multiple vehicles to the front aspect leading to the garage, which benefits from an electric door to the front aspect, whilst to the rear the garden is south-west facing and provides patio seating, lawn and a personnel door into the garage. The property also benefits from a boiler (located in the kitchen), which has been replaced by the current owner approximately two years ago.

Entrance Hall

WC

Lounge 4.62m x 3.36m (15'2" x 11'0")

Kitchen Diner 4.75m x 3.49m (15'7" x 11'6")

Conservatory 2.22m x 3.55m (7'4" x 11'7")

Landing

Bedroom One 2.62m x 3.46m (8'7" x 11'5")

Bedroom Two 2.65m x 2.53m (8'8" x 8'4")

Bedroom Three 1.98m x 2.6m (6'6" x 8'6")

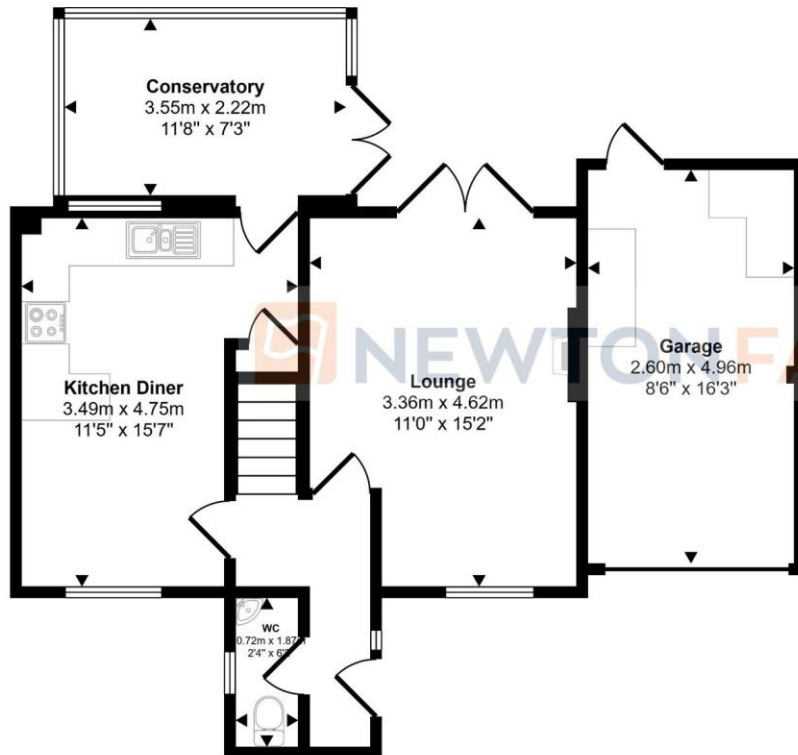
Shower Room 1.96m x 1.71m (6'5" x 5'7")

Garage 4.96m x 2.6m (16'4" x 8'6")

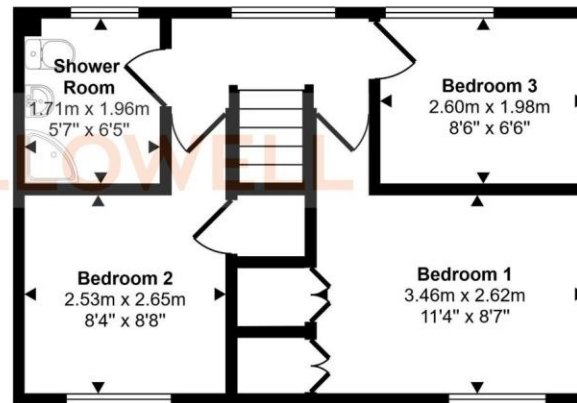
Werrington

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.

Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft



First Floor
Approx 34 sq m / 364 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.



SCAN ME