



 **NEWTON**
FALLOWELL

67 Somerville, Werrington, Peterborough, PE4 5BB

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2 1 1

Key Features

- Terraced Family Home in Cul-De-Sac
- TWO DOUBLE BEDROOMS
- SUPERB FRONT OUTLOOK
- Spacious Lounge Diner, Kitchen & Upstairs Bathroom
- Enclosed Garden & Allocated Parking to Rear
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£160,000





This terraced house is being sold with NO ONWARD CHAIN and benefits from TWO DOUBLE BEDROOMS, a SUPERB OUTLOOK to the front aspect and PARKING to the rear, situated within a popular cul-de-sac in Werrington, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, kitchen to the front of the home and a spacious lounge diner to the rear, offering a door to the rear garden and stairs to the first floor landing, which separates two double bedrooms, one of which hosts built-in storage, as well as the family bathroom, which boasts a three-piece suite. Outside the property overlooks a green to the front aspect, whilst offering an enclosed garden to the rear with rear gated access onto an allocated parking space.

Entrance Hall

Kitchen 2.29m x 2.38m (7'6" x 7'10")

Lounge Diner 4.76m x 3.81m (15'7" x 12'6")

Landing

Bedroom One 2.51m x 3.74m (8'2" x 12'4")

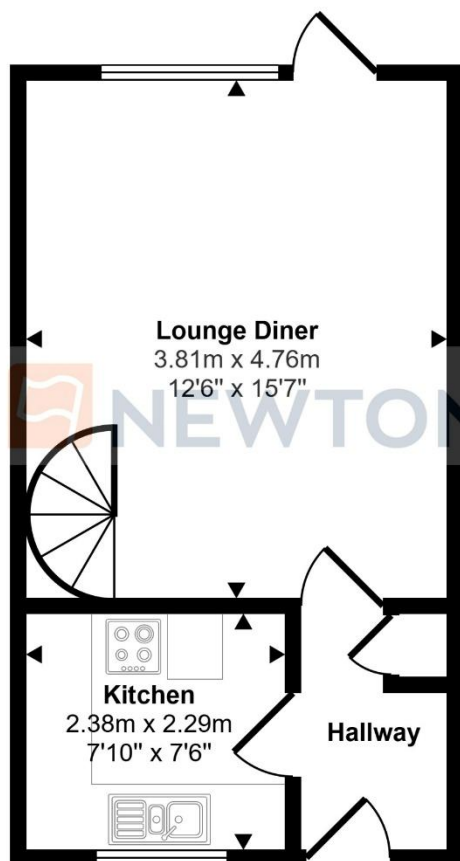
Bedroom Two 2.21m x 3.1m (7'4" x 10'2")

Family Bathroom

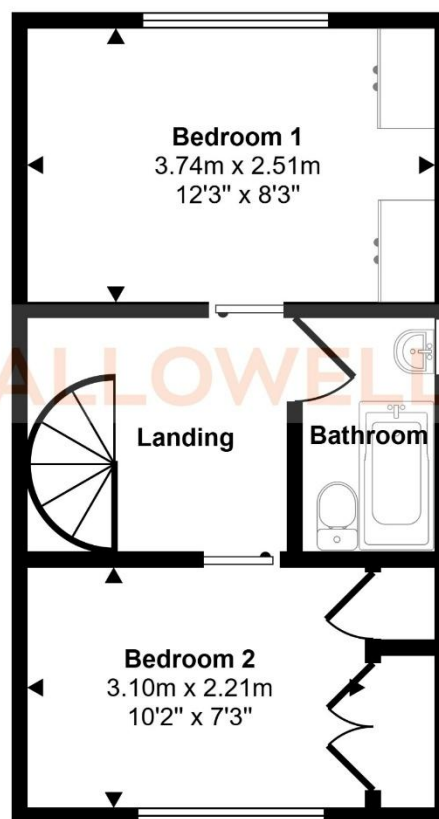
Werrington

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
54 sq m / 584 sq ft



Ground Floor
Approx 27 sq m / 295 sq ft



First Floor
Approx 27 sq m / 289 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.



SCAN ME