



NEWTON  
FALLOWELL

8 Church Street, Werrington Village, Peterborough, PE4 6QB

 **NEWTON FALLOWELL**



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## Key Features

- Semi-Detached Home in Heart of Werrington Village
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Downstairs WC & Upstairs Bathroom
- GENEROUS SOUTH-FACING REAR GARDEN
- Block Paving to Front Aspect Providing Potential for Parking
- Walking Distance of Schooling & Amenities
- EPC Rating C
- Freehold

£270,000







This semi-detached home is situated within the heart of Werrington Village and offers THREE BEDROOMS, a NEWLY FITTED BOILER (fitted in 2024) and a GENEROUS SOUTH-FACING REAR GARDEN, whilst within walking distance of schooling and amenities. The accommodation comprises of an entrance hall, spacious lounge to the front aspect and kitchen diner to the rear overlooking the garden, with access to an inner hall leading to the garden and the useful downstairs WC, whilst upstairs the first floor landing separates three bedrooms and the family bathroom, which boasts a three-piece suite with a shower over the bath. Outside the generous rear garden benefits from being south-facing, as well as hosting decked seating area, lawn and shed storage, with block paving found to the front of the home providing potential for off-road parking (subject to the kerb to the front aspect being dropped).

## Entrance Hall

Lounge 4.27m x 4.19m (14'0" x 13'8")

Kitchen Diner 2.33m x 4.46m (7'7" x 14'7")

## Rear Hall

## WC

## Landing

Bedroom One 3.6m x 2.93m (11'10" x 9'7")

Bedroom Two 3m x 3.29m (9'10" x 10'10")

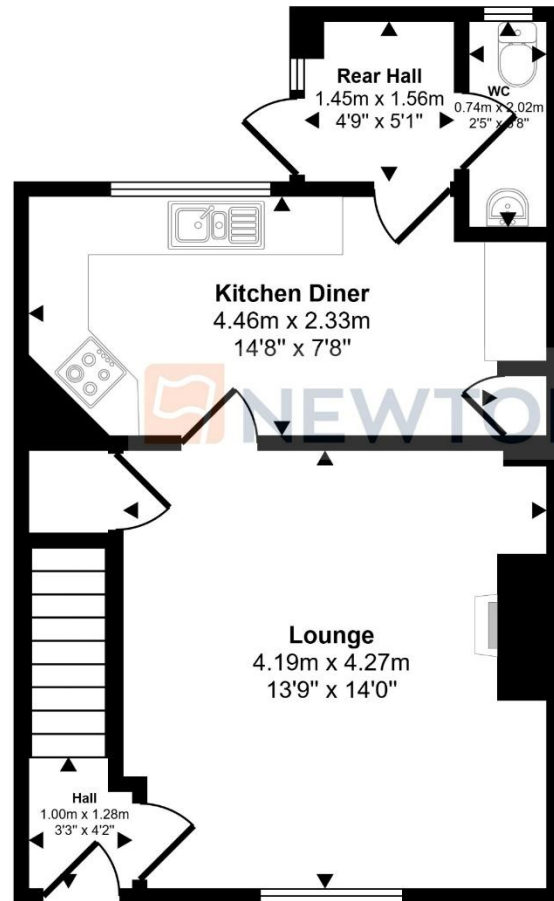
Bedroom Three 2.42m x 1.93m (7'11" x 6'4")

Family Bathroom 1.72m x 1.7m (5'7" x 5'7")

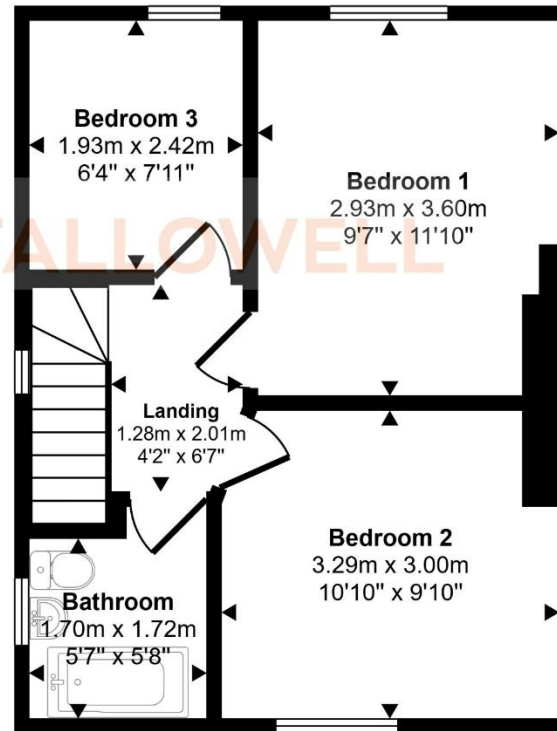
## Werrington

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, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, 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. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatynes Health Club and Spa provides further fitness classes, a gym and spa facilities.

Approx Gross Internal Area  
72 sq m / 779 sq ft



Ground Floor  
Approx 38 sq m / 409 sq ft



First Floor  
Approx 34 sq m / 369 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: 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