



NEWTON  
FALLOWELL

16 Uplands, Werrington, Peterborough, PE4 5AE

 **NEWTON FALLOWELL**



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## Key Features

- Detached Family Home
- THREE BEDROOMS
- Open Plan Lounge Diner & Kitchen
- DOWNSTAIRS WC & RECENTLY REFURBISHED FAMILY BATHROOM
- GARAGE & DRIVEWAY PARKING
- SOUTHERLY-FACING GARDEN
- Sought After Cul-De-Sac Location
- EPC Rating C
- Freehold

£280,000







This detached home hosts THREE BEDROOMS, a REFURBISHED FAMILY BATHROOM and DOWNSTAIRS WC, in addition to GARAGE and DRIVEWAY PARKING, with a SOUTHERLY-FACING GARDEN to the rear. The accommodation comprises of an entrance hall granting access to the downstairs WC, kitchen offering ample storage, integrated dishwasher and space for a fridge freezer and open plan lounge diner boasting access to the rear garden. Upstairs the landing separates three bedrooms and the recently refurbished family bathroom, which boasts a three-piece white suite. To the front aspect the property offers driveway parking and a garage, with rear access to the southerly-facing garden offering patio seating and lawn.

#### 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 Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Entrance Hall

WC

Kitchen 3.14m x 2.52m (10'4" x 8'4")

Lounge Diner 4.32m x 5.24m (14'2" x 17'2")

Landing

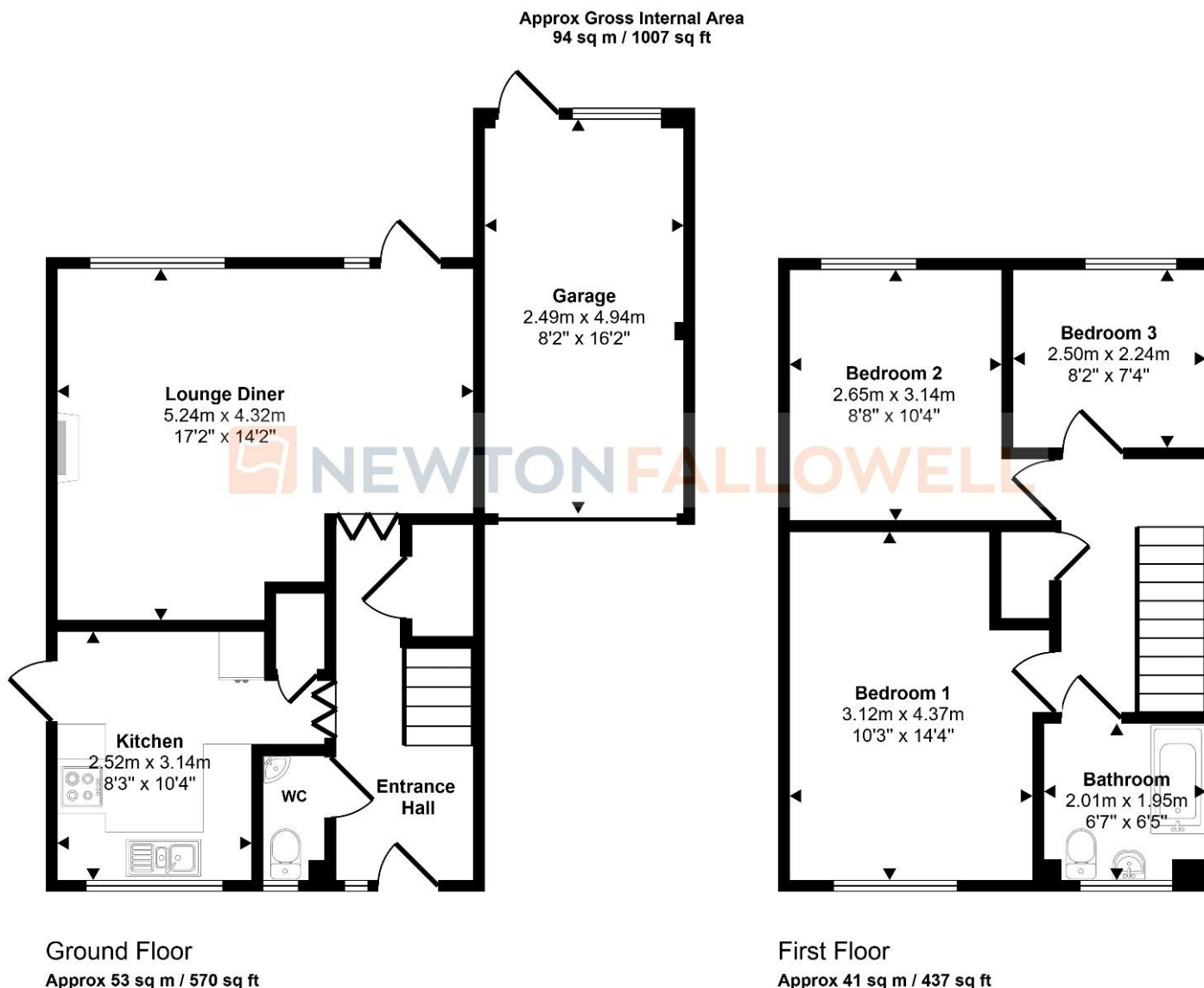
Bedroom One 4.37m x 3.12m (14'4" x 10'2")

Bedroom Two 3.14m x 2.65m (10'4" x 8'8")

Bedroom Three 2.24m x 2.5m (7'4" x 8'2")

Family Bathroom 1.95m x 2.01m (6'5" x 6'7")

Garage 4.94m x 2.49m (16'2" x 8'2")



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 £62 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.



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