



 **NEWTON**  
FALLOWELL

50 Chatsfield, Werrington, Peterborough, PE4 5DL

 **NEWTON FALLLOWELL**



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## Key Features

- AVAILABLE IMMEDIATELY!
- Detached House in Popular Position
- TWO BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Downstairs Family Bathroom
- SOUTH-WESTERLY FACING REAR GARDEN
- Driveway Parking to Side Aspect
- EPC Rating C

£1,000 PCM







This detached house is situated on a popular road in Werrington and is AVAILABLE IMMEDIATELY, offering TWO BEDROOMS, driveway parking and a SOUTH-WESTERLY FACING GARDEN to the rear. The accommodation comprises of an entrance hall, spacious lounge with French doors onto the rear garden, modern dual-aspect kitchen diner, contemporary downstairs family bathroom with a shower over the bath, whilst two bedrooms are located upstairs separated by the landing, which offers useful built-in storage. Outside there is driveway parking to the side aspect, with gated access leading to the south-westerly facing rear garden, which benefits from patio seating and lawn.

#### Entrance Hall

Lounge 5.96m x 2.87m (19'7" x 9'5")

Kitchen Diner 4.04m x 2.87m (13'4" x 9'5")

Family Bathroom 1.69m x 2.1m (5'6" x 6'11")

#### Landing

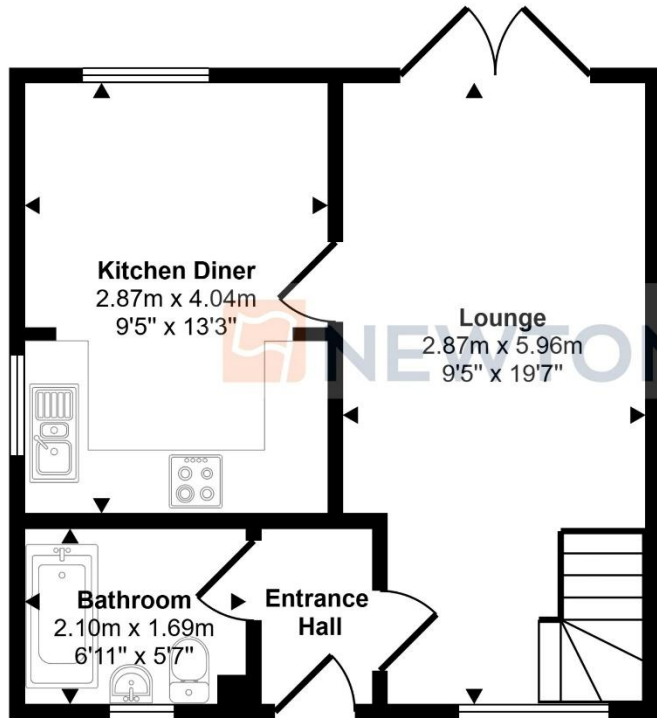
Bedroom One 3.97m x 3.43m (13'0" x 11'4")

Bedroom Two 2.26m x 2.23m (7'5" x 7'4")

#### 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.


Approx Gross Internal Area  
58 sq m / 628 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 23 sq m / 252 sq ft

 Denotes head height below 1.5m

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.

