









## welcome to

# **Tarrant, Peterborough**

"Spacious 4-bedroom Family Home in Werrington" Pleased to offer this Family Home in popular Werrington. Set in a quieter Cul de sac, this well-presented Home offers spacious living Room, refitted Kitchen Diner, Hallway, Cloak Room and large Living Room. To the first floor, three Doubles and a Single Bedroom plus a family Shower Room. Ample off road parking to the front with integral Garage and to the rear, pretty enclosed Garden with Patio, Lawn and mature shrubs. Being owned from new, the property is a credit to its current owners and Viewings Highly Recommended.







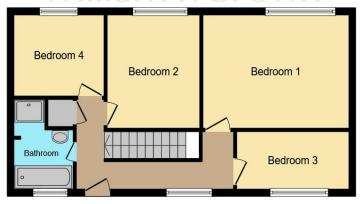








**Ground Floor** 



**First Floor** 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# Hallway

### **Cloak Room**

### Kitchen / Diner

12' 2" x 10' 9" ( 3.71m x 3.28m )

## **Living Room**

20' 7" x 12' 7" ( 6.27m x 3.84m )

## **First Floor And Landing**

#### **Bedroom**

15' 4" x 11' 5" ( 4.67m x 3.48m )

#### Bedroom

12' 11" x 6' 5" ( 3.94m x 1.96m )

### **Bedroom**

10' 8" x 9' 9" ( 3.25m x 2.97m )

#### **Bedroom**

7' 9" x 8' 5" ( 2.36m x 2.57m )

### **Shower Room**

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# **Tarrant, Peterborough**

- Modern impressive 4 Bedroom Family Home
- Quiet Cul de sac location in Werrington
- Updated beautiful Kitchen Dining Room
- Ample off road parking
- Integral Garage
- Arthur Mellows Village College catchment
- Established Garden with large patio

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/PCG122226



Property Ref: PCG122226 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate, PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.