



Lichfield Avenue
Werrington, Peterborough, PE4 6PF

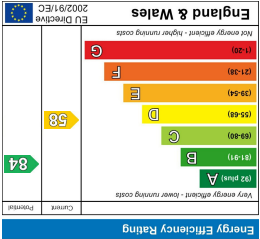
Offers In Excess Of £249,999 - Freehold , Tax Band - C



Floor Plan



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Lichfield Avenue

Werrington, Peterborough, PE4 6PF

Set within the highly sought after Werrington Village, this refurbished semi-detached home has been thoughtfully updated throughout to a high standard, offering a modern kitchen, stylish bathroom, spacious living accommodation, three bedrooms, and excellent outdoor space with a good-sized garden, garage with power, and off-street parking.

Situated in the heart of the highly sought after Werrington Village, this beautifully refurbished semi-detached home has undergone a full scheme of improvements in its current ownership and now offers stylish, modern living throughout. On entering via the welcoming hall, you are led into the bright and spacious lounge diner which spans the length of the property and provides a versatile space for both relaxing and entertaining, while the high-spec refitted kitchen to the rear has been finished to a contemporary standard with quality fittings and appliances. Upstairs, the landing leads to three well-proportioned bedrooms, including a light-filled master, a second generous double, and a versatile third bedroom which could serve as a child's room, study or dressing room, all served by a stylishly refitted family bathroom with modern suite and tiling. Externally, the property benefits from a good-sized rear garden ideal for outdoor enjoyment, a single garage with power offering excellent storage or workshop potential, and off-street parking to the front. This superb home blends modern updates with practical family living in a prime village setting, making early viewing highly recommended.

Entrance Hall
1.79 x 3.72 (5'10" x 12'2")

Lounge Diner
2.76 x 7.55 (9'0" x 24'9")

Kitchen
2.44 x 2.99 (8'0" x 9'9")

Landing
1.15 x 2.22 (3'9" x 7'3")

Master Bedroom
3.10 x 3.94 (10'2" x 12'11")

Bedroom Two
2.87 x 3.00 (9'4" x 9'10")

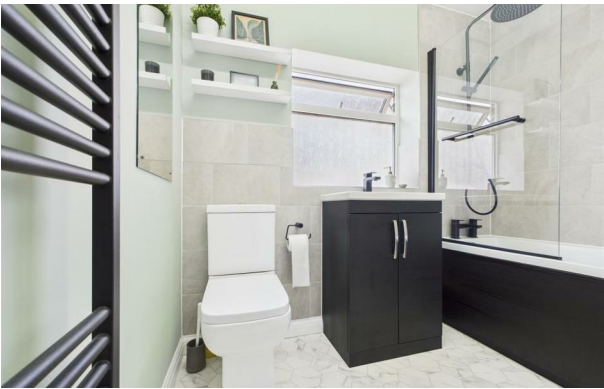
Bathroom
2.41 x 1.95 (7'10" x 6'4")

Bedroom Three
2.31 x 2.59 (7'6" x 8'5")

Garage
2.52 x 4.90 (8'3" x 16'0")

EPC - D
58/84

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No, previously had subsidence, fixed through insurance, certificate of structural adequacy in place.
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Yes
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL