



Fulbridge Road
Werrington, Peterborough, PE4 6SD

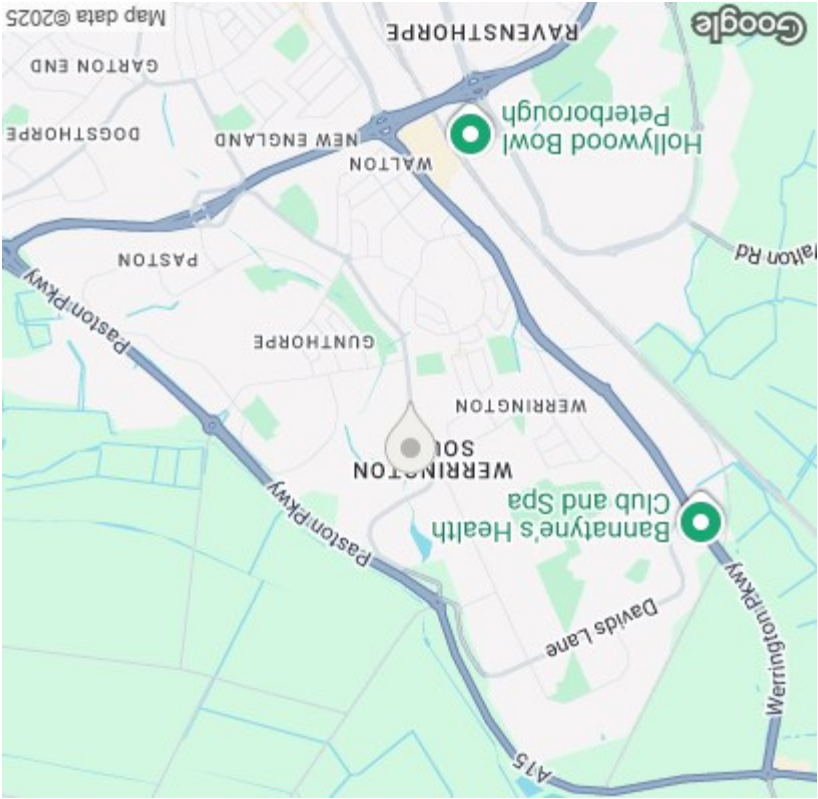
Offers In Excess Of £290,000 - Freehold , Tax Band - B



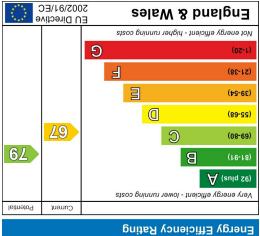
Floor Plan



Area Map



Energy Efficiency Graph



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 or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked 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/>

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A rare opportunity to purchase a much-loved three-bedroom semi-detached family home on the sought-after Fulbridge Road in Werrington, Peterborough. Having been extended to the rear and sitting on a generous plot, this property offers versatile accommodation and is now available with no forward chain. **Probate has been granted.**

Situated on the highly sought-after Fulbridge Road in Werrington, Peterborough, this semi-detached family home has been lovingly owned by the same family for over fifty years and has been thoughtfully improved during this time, including the addition of a ground floor rear extension that enhances the overall living space. The accommodation begins with a welcoming entrance hall that leads through to a bright and airy living room and dining room, perfect for family gatherings. A cosy snug provides a quiet retreat, while the kitchen, complete with a useful utility space and ground floor W/C, forms the heart of the home. Upstairs, three well-proportioned bedrooms are served by a family bathroom, offering comfortable and practical space for modern family living. The property benefits from gas central heating via a Glow Worm combi boiler, ensuring efficient warmth throughout. Externally, the home is equally appealing, with a large driveway to the front providing ample parking, a generous rear garden with access to a single garage and storage room, and a rear gate opening directly onto the allotments, a wonderful bonus for gardening enthusiasts. Offered for sale with no forward chain as it currently goes through the probate process, this much-loved home also presents exciting potential for further extension or modernisation, subject to the necessary planning permissions, making it a fantastic opportunity to secure a spacious property in a prime and sought-after location.

- Entrance Hall
3.72 x 1.72 (12'2" x 5'7")
- Storage Room
1.60 x 0.79 (5'2" x 2'7")
- Living Room
3.14 x 3.80 (10'3" x 12'5")
- Dining Room
3.80 x 3.17 (12'5" x 10'4")
- Snug
2.26 x 2.74 (7'4" x 8'11")
- Kitchen
3.75 x 2.36 (12'3" x 7'8")
- Utility Space
1.23 x 1.45 (4'0" x 4'9")
- WC
1.21 x 0.81 (3'11" x 2'7")
- Landing
2.14 x 0.75 (7'0" x 2'5")
- Master Bedroom
3.51 x 3.21 (11'6" x 10'6")
- Bathroom
1.95 x 1.74 (6'4" x 5'8")
- Bedroom Two
3.78 x 2.58 (12'4" x 8'5")
- Bedroom Three
1.98 x 2.34 (6'5" x 7'8")



- Garage
3.48 x 4.83 (11'5" x 15'10")
- Storage Room
3.42 x 2.13 (11'2" x 6'11")
- EPC - D
67/79
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- 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: No
- Other: No
- Parking: Driveway Private, Single Garage, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

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.

