



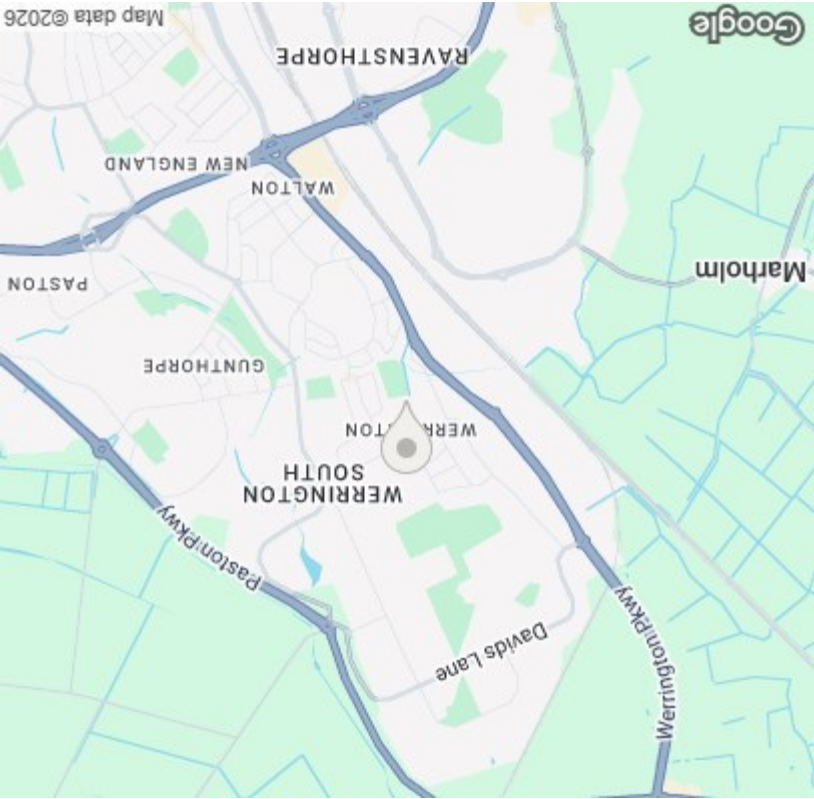
Barnes Way  
Werrington, Peterborough, PE4 6QD  
Guide Price £325,000 - Freehold , Tax Band - D

4 1 2 C

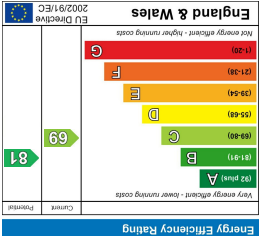
Floor Plan



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.

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/>



Barnes Way

Werrington, Peterborough, PE4 6QD

\*\*Guide Price £325,000 - £350,000\*\*

This well-presented detached home is located in the sought-after area of Barnes Way, Werrington, Peterborough, and offers spacious, flexible accommodation ideal for family living. Set on a generous plot with front and rear gardens, ample off-street parking and a detached garage, the property combines versatile internal space with an attractive residential setting close to local amenities, schools and transport links.

This spacious and versatile detached family home is ideally situated on Barnes Way in the popular area of Werrington, Peterborough, occupying a generous plot with well-maintained front and rear gardens and ample off-street parking. The ground floor offers a flexible and well-balanced layout, comprising a welcoming entrance hall, a comfortable living room ideal for relaxing or entertaining, a separate dining room with direct access to the garden, and a fitted kitchen with breakfast area that forms the heart of the home, complemented by a convenient ground floor W/C and an additional reception room or fourth bedroom, perfect for guests, home working or multi-generational living. To the first floor, the property continues to impress with three well-proportioned bedrooms, including a master bedroom, all served by a family bathroom and a central landing that enhances the sense of space throughout. Externally, the house benefits from a detached garage, further enhancing storage and parking options, while the generous rear garden provides an excellent outdoor space for families and entertaining, and the front garden and driveway create an attractive approach to the property. Probate has been granted, and offering adaptable accommodation, generous outdoor space and a sought-after residential location close to local amenities, schools and transport links, this home represents an excellent opportunity for a wide range of buyers.

Entrance Hall  
1.90 x 3.65 (6'2" x 11'11")

Living Room  
4.04 x 5.35 (13'3" x 17'6")

Kitchen Breakfast Room  
3.03 x 3.36 (9'11" x 11'0")

Dining Room  
4.04 x 2.72 (13'3" x 8'11")

Bedroom Four  
3.00 x 3.16 (9'10" x 10'4")

WC  
2.47 x 0.92 (8'1" x 3'0")

Landing  
1.90 x 4.20 (6'2" x 13'9")

Master Bedroom  
3.92 x 3.00 (12'10" x 9'10")

Bathroom  
2.32 x 2.04 (7'7" x 6'8")

Bedroom Two  
3.05 x 3.33 (10'0" x 10'11")

Bedroom Three  
3.04 x 3.17 (9'11" x 10'4")

Garage  
3.16 x 5.86 (10'4" x 19'2")



**EPC - C**  
69/81

**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, Garage Detached, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: None  
Internet Speed: up to 1800Mbps  
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.