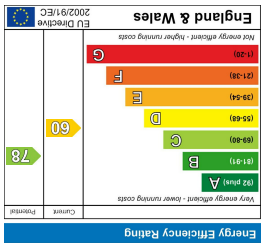


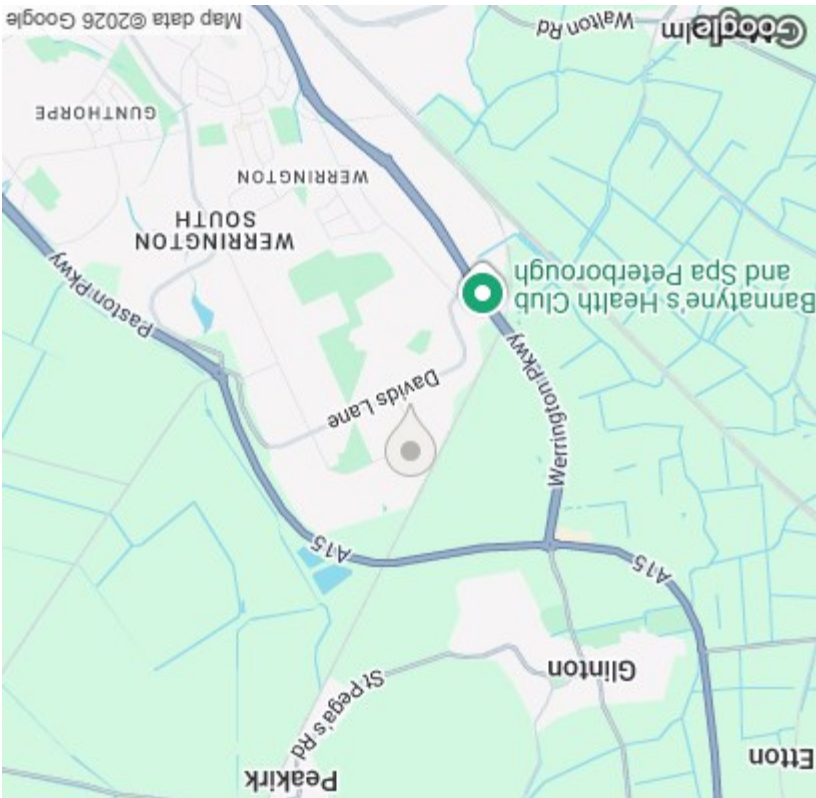
Disclaimer: Important Notice: In accordance with the Property Misdescription Act 1991 (1991) we have prepared these Sales Particulars as a general guide to help you make a broad description of the property. They are not intended to constitute part of an offer or contract. We have carried out a structural 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 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

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



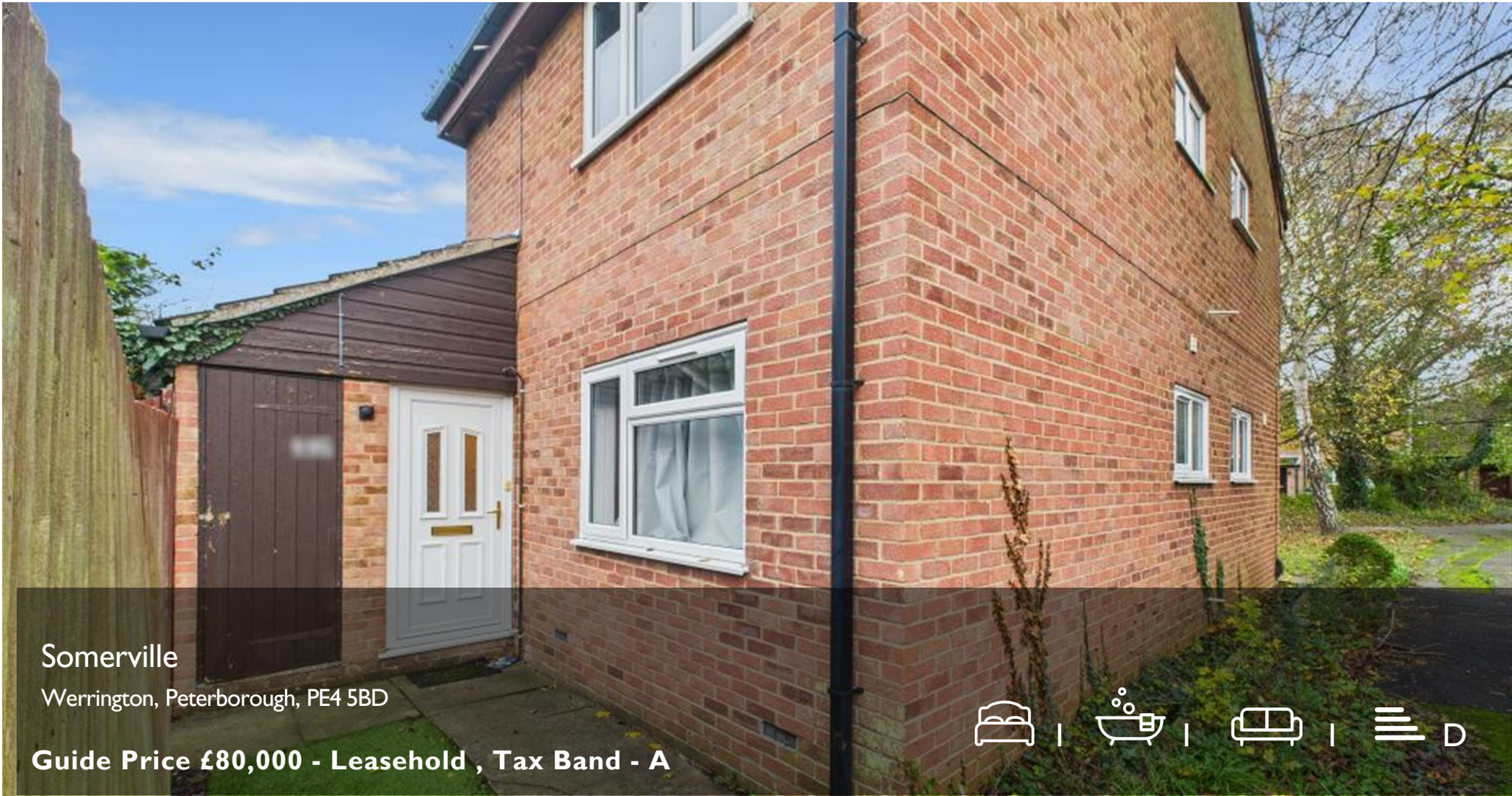
## Energy Efficiency Graph



## Area Map



## Floor Plan



Somerville

Werrington, Peterborough, PE4  
5BD

GUIDE PRICE £80,000-£100,000  
This well-presented one-bedroom maisonette is offered with no forward chain and is situated in a desirable cul-de-sac within the popular village of Werrington. The property provides an ideal first-time purchase or an attractive investment opportunity thanks to its practical layout, private garden, communal parking and excellent storage throughout. With a kitchen, spacious living and dining room, generous master bedroom and a three-piece bathroom, the home offers comfortable and well-balanced accommodation in a sought-after residential location.

The private front entrance leads into a practical entrance hall and staircase rising to the main accommodation on the first floor, where the home opens into a bright and spacious living and dining room. Adjacent is a well-designed kitchen, fitted with good storage and worktop space, along with a comfortable master bedroom and a well-maintained three-piece bathroom. The layout benefits from plenty of built-in storage, making day-to-day living both convenient and efficient.

Outside, the property enjoys the benefit of a private garden, offering a peaceful outdoor space for relaxing, entertaining or additional storage options. Communal parking is available nearby, ensuring easy access for residents and visitors. With its manageable size, low running costs and strong local rental demand, this maisonette represents an excellent investment opportunity as well as an appealing home for those stepping onto the property ladder.

About Werrington  
Werrington is one of the most desirable and well-established villages on the northern edge of Peterborough. Known for its welcoming community feel and village charm, it offers an excellent balance of local convenience and peaceful surroundings. The village provides a variety of amenities including supermarkets, cafés, local shops, takeaways and essential services, all centred around the popular Werrington Centre. Residents also benefit from well-regarded schools, attractive green spaces and scenic walking routes such as Cuckoos Hollow, a picturesque lake with footpaths and wildlife. Werrington has strong transport connections into Peterborough City Centre and beyond, providing easy access to major road networks and frequent bus routes. It remains a highly sought-after location for buyers and tenants alike, thanks to its friendly atmosphere, green landscapes and proximity to the city.

- Entrance Hall  
0.92 x 1.95 (3'0" x 6'4")
- Landing  
0.93 x 0.99 (3'0" x 3'2")
- Living/Dining Room  
2.80 x 4.62 (9'2" x 15'1")
- Kitchen  
1.75 x 3.45 (5'8" x 11'3")
- Hallway  
0.93 x 0.89 (3'0" x 2'11")
- Master Bedroom  
3.63 x 2.57 (11'10" x 8'5")
- Bathroom  
1.71 x 2.01 (5'7" x 6'7")



**EPC - D**  
60/78

**Tenure - Leasehold**  
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.  
Years Remaining on the lease - 79 years  
Ground rent £96 per annum  
Service charge £350 per annum

**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: Communal Car Park No Allocated Space, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Room Heaters  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - 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

