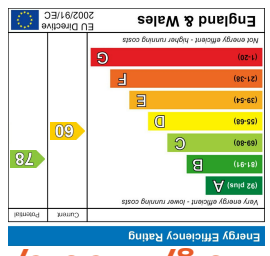


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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**



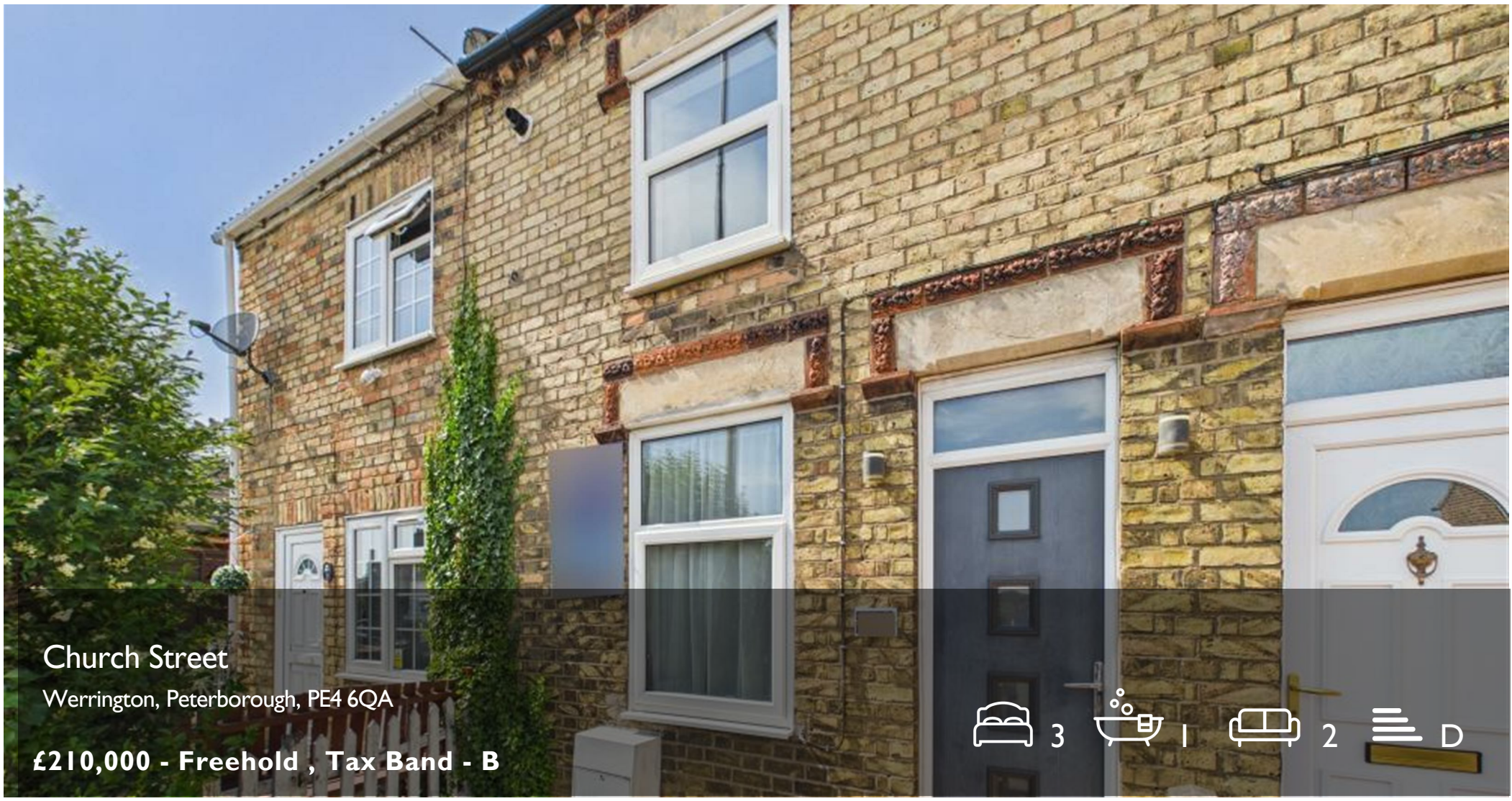
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Church Street**  
Werrington, Peterborough, PE4 6QA

**£210,000 - Freehold , Tax Band - B**



## Church Street

### Werrington, Peterborough, PE4 6QA

Nestled on the highly desirable Church Street in Werrington Village, Peterborough, this beautifully presented terraced house offers stylish, modernised accommodation across two floors, comprising a spacious living room, dining room, high-spec kitchen, and ground floor bathroom, together with three bedrooms and a lawned rear garden, making it an ideal choice for a variety of buyers seeking a move-in ready family home in a sought-after location.

This beautifully presented terraced house is superbly located on the ever-popular Church Street, in the highly sought-after Werrington Village, Peterborough, and offers deceptively spacious, modernised accommodation throughout that is sure to appeal to a wide range of buyers. Stepping through the front entrance, you are welcomed into the inviting living room, a comfortable and well-proportioned space perfect for relaxing, complete with stylish down lighters that flow seamlessly throughout the property, before continuing through to the hallway, which provides convenient access to the stairs and onward through to the dining room. The dining room itself offers a generous and versatile space, ideal for entertaining or family meals, and flows naturally into the impressive kitchen, which has been finished to a high specification and benefits from some integrated appliances, making it a real focal point of the home, whilst also providing access out to the lawned garden to the rear, a lovely outdoor space perfect for enjoying the warmer months. Completing the ground floor is the well-appointed bathroom, positioned conveniently off the kitchen and finished to a high standard. Heading upstairs to the first floor, a bright landing provides access to all three bedrooms, beginning with the master bedroom, a superb double room offering excellent proportions and a peaceful setting to unwind, whilst bedroom two provides another generously sized double room, ideal for family living or guest accommodation, and bedroom three offers a versatile third room, perfect as a single bedroom, nursery, or home office to suit the needs of its new owners. Throughout the property, the current owners have thoughtfully modernised the home to a high standard, benefitting from full uPVC double glazing, an up-to-date gas central heating system, and a modern electrical system, ensuring a comfortable, efficient, and move-in ready home for its next fortunate occupants.

**Living Room**  
3.62 x 3.29 (11'10" x 10'9")

**Hallway**  
0.87 x 0.87 (2'10" x 2'10")

**Dining Room**  
3.65 x 3.62 (11'11" x 11'10")

**Kitchen**  
2.11 x 2.40 (6'11" x 7'10")

**Bathroom**  
2.13 x 2.63 (6'11" x 8'7")

**Landing**  
1.16 x 3.63 (3'9" x 11'10")

**Master Bedroom**  
3.25 x 3.32 (10'7" x 10'10")

**Bedroom Two**  
2.37 x 3.60 (7'9" x 11'9")

**Bedroom Three**  
2.13 x 2.17 (6'11" x 7'1")



**EPC - D**  
60/78

**Tenure - Freehold**

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower  
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 (answer yes if there are restrictions, eg does not allow pets): 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: No Parking Available  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 5500Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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**