



 NEWTON FALLOWELL

94 Uplands, Werrington, Peterborough, PE4 5AF

 **NEWTON FALLOWELL**

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## Key Features

- Well Presented Semi-Detached Home
- THREE BEDROOMS
- Lounge & Kitchen Diner
- Upstairs Contemporary Shower Room
- WEST-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £230,000 - £240,000





This semi-detached home boasts THREE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, as well as a WEST-FACING REAR GARDEN, being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the spacious lounge occupying the front of the home, whilst to the rear the kitchen diner boasts ample dining space, storage and expansive work surfaces, in addition to space and plumbing for a dishwasher, washing machine and oven, with the first floor landing separating the three bedrooms, where bedroom three benefits from a built-in wardrobe, and a shower room offering a contemporary three-piece white suite. Outside to the front aspect the property hosts driveway parking for multiple vehicles and a garage to the side aspect with personnel door access to the west-facing rear garden, which boasts patio seating, shed storage and lawn.

#### Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Entrance Hall

Lounge 4.2m x 3.58m (13'10" x 11'8")

Kitchen Diner 3.19m x 4.5m (10'6" x 14'10")

Landing

Bedroom One 3.71m x 2.54m (12'2" x 8'4")

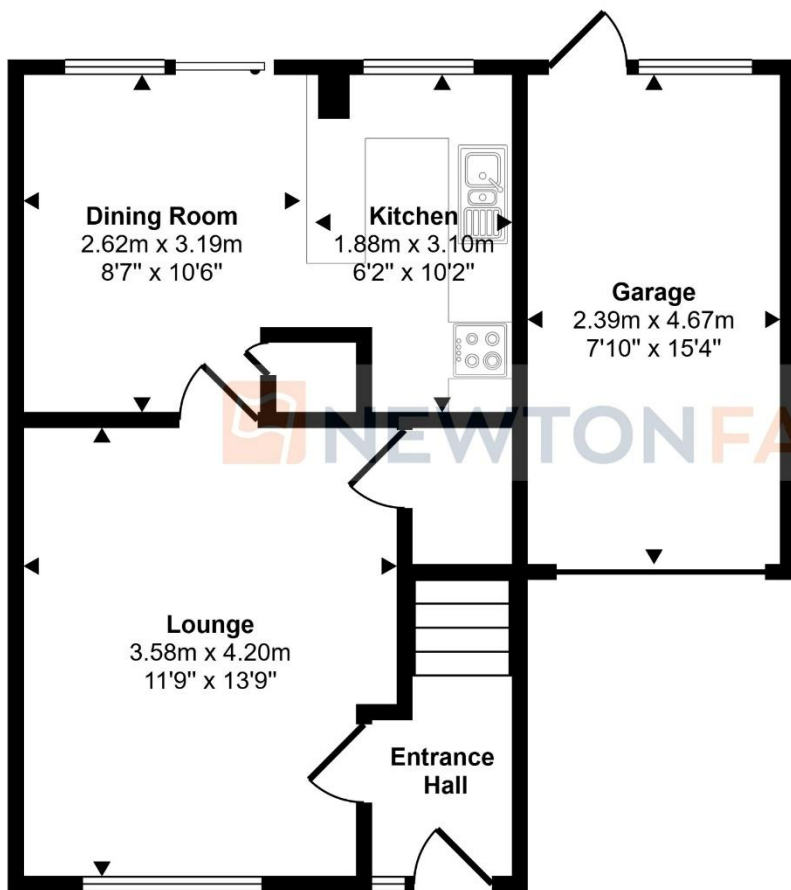
Bedroom Two 3.71m x 2.27m (12'2" x 7'5")

Bedroom Three 2.8m x 2.25m (9'2" x 7'5")

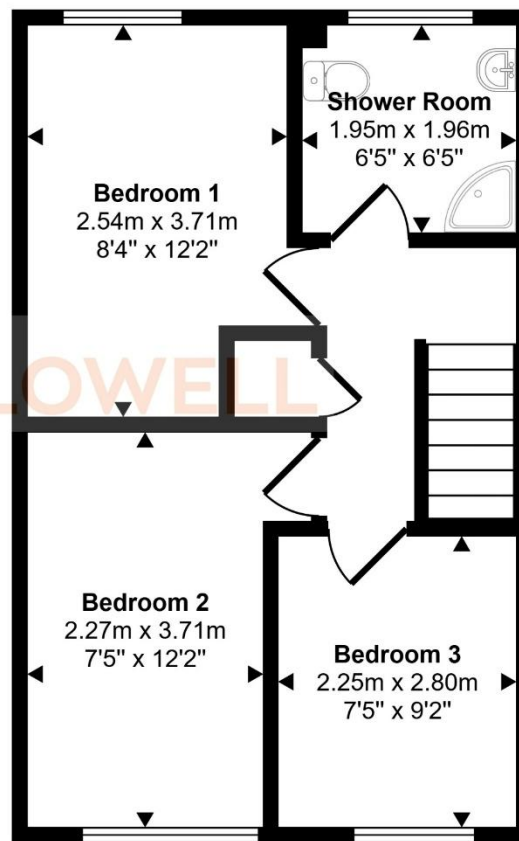
Shower Room 1.96m x 1.95m (6'5" x 6'5")

Garage 4.67m x 2.39m (15'4" x 7'10")

Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 47 sq m / 505 sq ft



First Floor  
Approx 35 sq m / 381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

