



25 Ploverly, Werrington, Peterborough, PE4 6HZ

 **NEWTON FALLOWELL**

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## Key Features

- Semi-Detached Home in Cul-De-Sac
- THREE WELL-BALANCED BEDROOMS
- Modern Kitchen Diner & Spacious Lounge
- Contemporary Shower Room & Downstairs WC
- Parking to Front Aspect
- SOUTH-WEST FACING REAR GARDEN
- Walking Distance of Amenities & Schooling
- EPC Rating C
- Freehold

£240,000





This semi-detached home has been refurbished by the current owners within the last couple of years to include NEW KITCHEN, SHOWER ROOM, DOWNSTAIRS WC & BOILER. The accommodation comprises of an entrance hall, contemporary downstairs WC, modern kitchen diner, spacious lounge, with THREE WELL BALANCED BEDROOMS upstairs alongside a contemporary shower room. Outside there is superb front aspect overlooking a green and parking, with a SOUTH-WEST FACING GARDEN to the rear.

Upon entering the home the entrance hall provides access to all of the ground floor accommodation, including a door to the useful and contemporary downstairs WC, boasting a two-piece white suite. The next door along the hallway leads to the kitchen diner, hosting an abundance of work surface and cupboard storage, space and plumbing for appliances such as washing machine, tumble dryer, fridge freezer and integrated oven, as well as providing space to dine. To the rear is the spacious lounge, overlooking and providing access to the rear garden via a rear lobby. Upstairs the first floor landing separates three well-balanced bedrooms and the shower room, which boasts a contemporary three-piece white suite with walk-in shower.

The property sits within walking distance to amenities and local schooling, sitting in a cul-de-sac position and overlooking a green to the front aspect. There is parking available to the front and a garden found to the rear, with the garden being south-west facing and fully enclosed, benefiting from lawn and patio seating.

Entrance Hall

WC

Kitchen Diner 15'6" x 11'0" (4.7m x 3.4m)

Lounge 11'0" x 17'6" (3.4m x 5.3m)

Rear Lobby

Landing

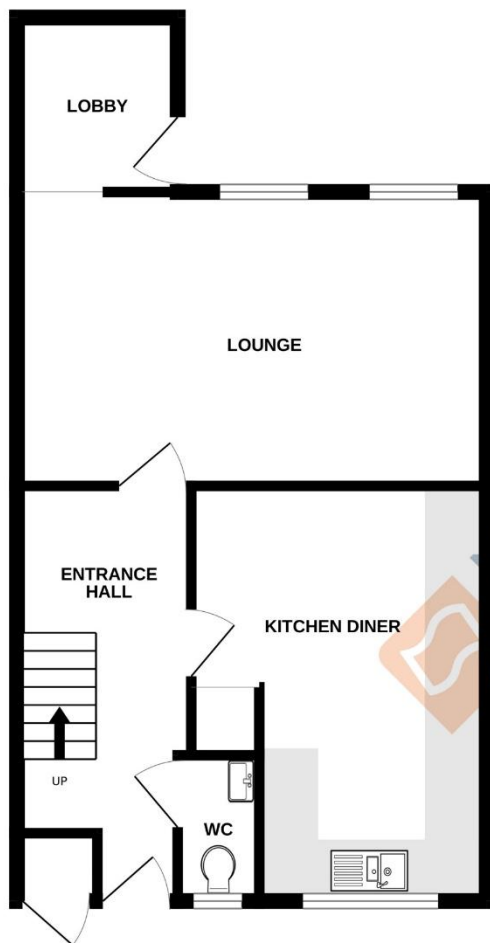
Bedroom One 12'0" x 11'6" (3.7m x 3.5m)

Bedroom Two 14'6" x 11'6" (4.4m x 3.5m)

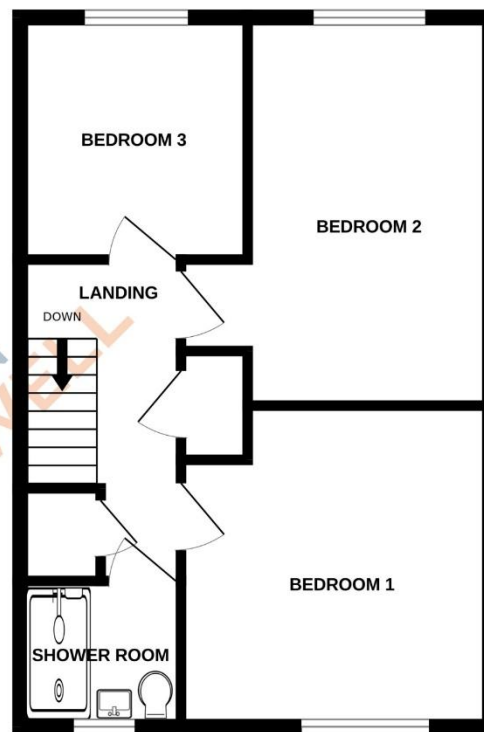
Bedroom Three 9'0" x 8'6" (2.7m x 2.6m)

Shower Room 5'6" x 6'0" (1.7m x 1.8m)

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**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.