



22 Wycliffe Grove, Werrington, Peterborough, PE4 5DE

 **NEWTON FALLOWELL**

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FALLOWELL

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Key Features

- Semi-Detached Family Home
- TWO DOUBLE BEDROOMS
- Spacious Lounge Diner, Kitchen & Partial Extension
- Three-Piece Upstairs Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£190,000





This semi-detached house is being sold with NO ONWARD CHAIN and offers POTENTIAL FOR IMPROVEMENT, as well as TWO DOUBLE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance porch leading into the spacious lounge diner, kitchen that offers space and plumbing for a washer dryer and cooker, with a partial extension to the rear flexible in its use, whilst upstairs the landing separates the two double bedrooms and family bathroom, which offers a shower over the bath. Outside there is driveway parking for multiple vehicles to the side aspect situated in front of the garage, whilst to the rear is the enclosed low maintenance garden.

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 Porch

Lounge Diner 4.23m x 3.61m (13'11" x 11'10")

Kitchen 2.06m x 2.29m (6'10" x 7'6")

Study 2.35m x 2.29m (7'8" x 7'6")

Landing

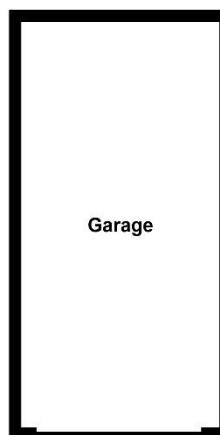
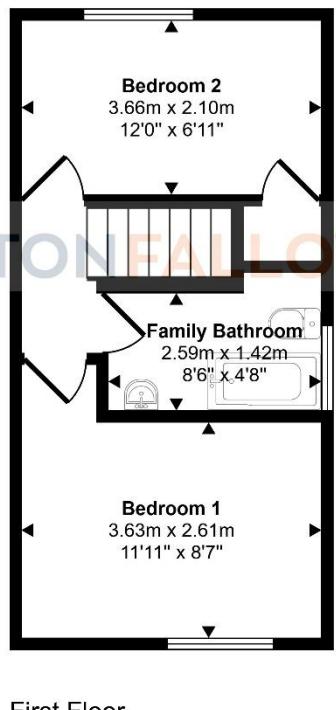
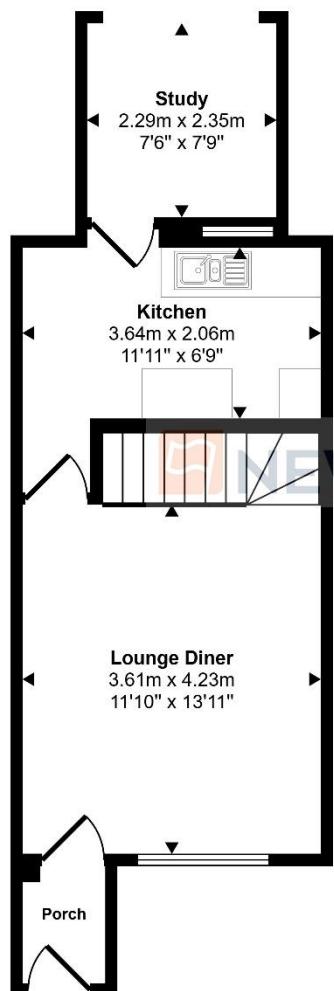
Bedroom One 2.61m x 3.63m (8'7" x 11'11")

Bedroom Two 2.1m x 3.66m (6'11" x 12'0")

Family Bathroom 1.42m x 2.59m (4'8" x 8'6")

Garage

Approx Gross Internal Area
73 sq m / 791 sq ft



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.



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.

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