



43 Canterbury Road, Werrington Village, Peterborough, PE4
6PA

 **NEWTON FALLOWELL**

 **NEWTON**



Key Features

- EXTENDED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Open Plan Kitchen Diner
- Family Bathroom & Downstairs WC
- GARAGE, DRIVEWAY PARKING FOR MULTIPLE VEHICLES & REAR GARDEN
- Located in a Sought After Location In Werrington Village
- EPC Rating C
- Freehold

£300,000





This HEAVILY EXTENDED semi-detached house offers THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS as well as an open plan kitchen diner and externally hosts a GARAGE, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and REAR GARDEN situated in the heart of WERRINGTON VILLAGE. The accommodation comprises of an entrance hall, lounge which occupies the front of the home and offers an electric fire, open plan kitchen diner hosting access to the useful downstairs WC, a newly fitted built-in double oven and hob, extensive work surface and storage space, space and plumbing for a washer dryer and dishwasher with ample space for a dining area with patio doors leading onto the rear garden, with the snug being located off the dining area and is flexible in its use, whilst upstairs the landing separates the three double bedrooms, with two of the bedrooms boasting built-in storage, all being accompanied by the well presented family bathroom which hosts a shower over the bath.

Outside to the front aspect you will find driveway parking for multiple vehicles in addition to a garage with fitted internal electrics, whilst to the rear the property offers a landscaped rear garden with both lawn and patio seating space.

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

WC

Lounge 3.88m x 3.71m (12'8" x 12'2")

Kitchen Diner 3.51m x 5.06m (11'6" x 16'7")

Snug 3.38m x 2.54m (11'1" x 8'4")

Landing

Bedroom One 3.92m x 2.9m (12'11" x 9'6")

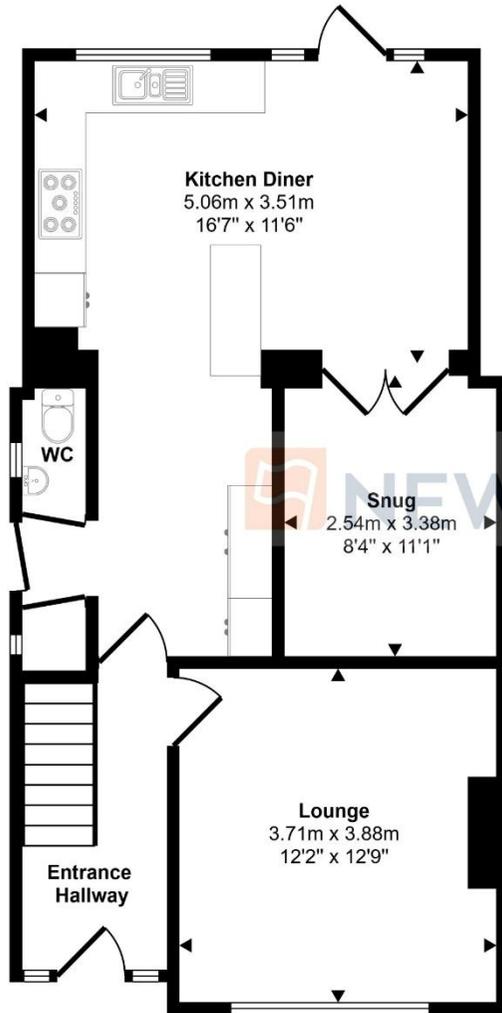
Bedroom Two 3.2m x 2.71m (10'6" x 8'11")

Bedroom Three 2.59m x 2.56m (8'6" x 8'5")

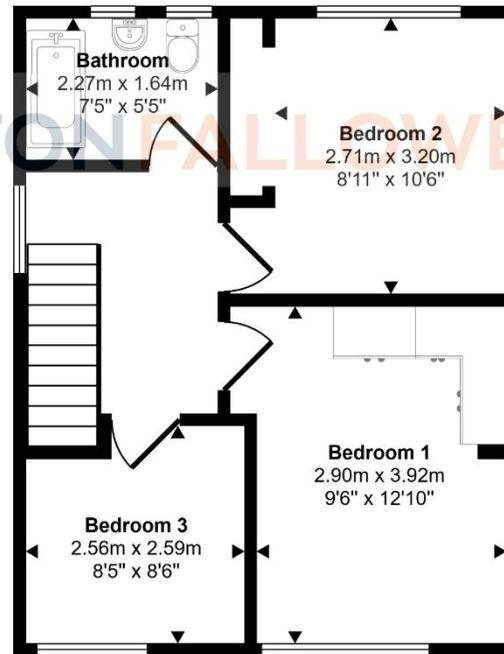
Bathroom 1.64m x 2.27m (5'5" x 7'5")

Garage 5.93m x 2.72m (19'6" x 8'11")

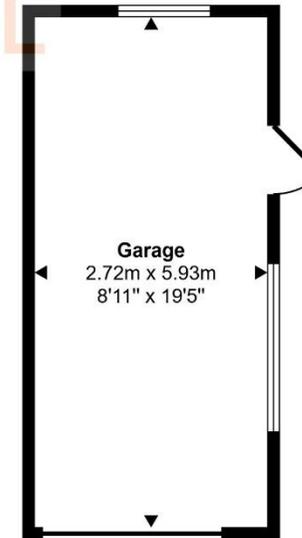
Approx Gross Internal Area
116 sq m / 1252 sq ft



Ground Floor
Approx 59 sq m / 638 sq ft



First Floor
Approx 41 sq m / 440 sq ft



Garage
Approx 16 sq m / 174 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: C

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.

