



18 Tanglewood, Werrington, Peterborough
£240,000

 **NEWTON FALLOWELL**

18 Tanglewood

Werrington, Peterborough

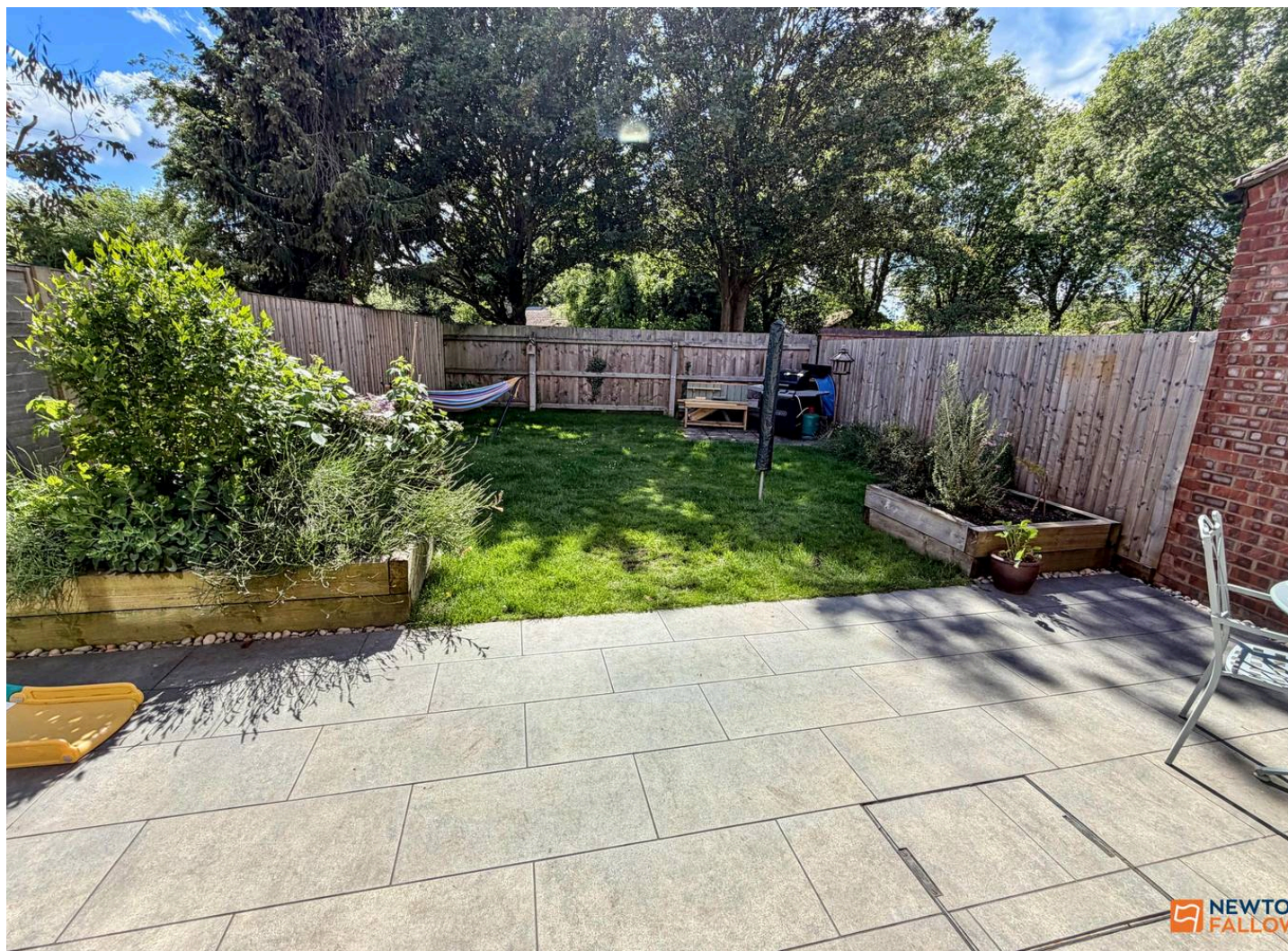
This well-presented SEMI-DETACHED FAMILY HOME offers THREE BEDROOMS and open plan living downstairs with a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES and a SOUTH-WEST FACING REAR GARDEN, situated in a popular cul-de-sac in Werrington. Upon entering, you are greeted by a welcoming entrance hall granting access to the open plan lounge diner with outlooks to both the front and rear aspect, ideal for both relaxing and entertaining, accompanied by the modern kitchen, which is fitted with a range of base and wall units and space and plumbing for free standing white goods. Upstairs, the property boasts three well-proportioned bedrooms all benefitting from the family bathroom boasting a four-piece white suite, comprising a panelled bath, separate shower enclosure, wash basin, and low-level WC. Outside the property also hosts a garage and driveway parking for multiple vehicles whilst to the rear the home benefits from a landscaped south-west facing rear garden.

Council Tax band: B

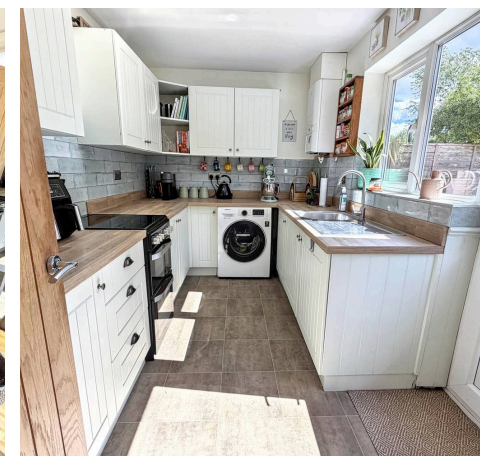
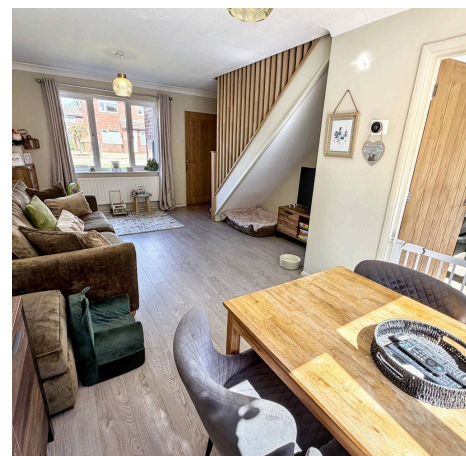
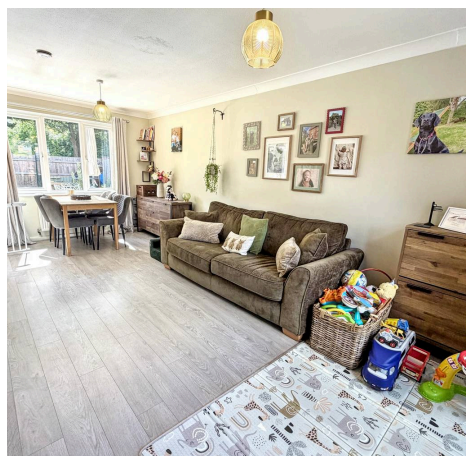
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



NEWTON FALLOW





Entrance Porch

Kitchen

11' 9" x 7' 1" (3.57m x 2.17m)

Lounge Diner

20' 0" x 12' 0" (6.09m x 3.65m)

Landing

Bedroom 1

12' 6" x 9' 2" (3.82m x 2.79m)

Bedroom 2

12' 4" x 8' 4" (3.75m x 2.55m)

Bedroom 3

9' 6" x 7' 5" (2.89m x 2.27m)

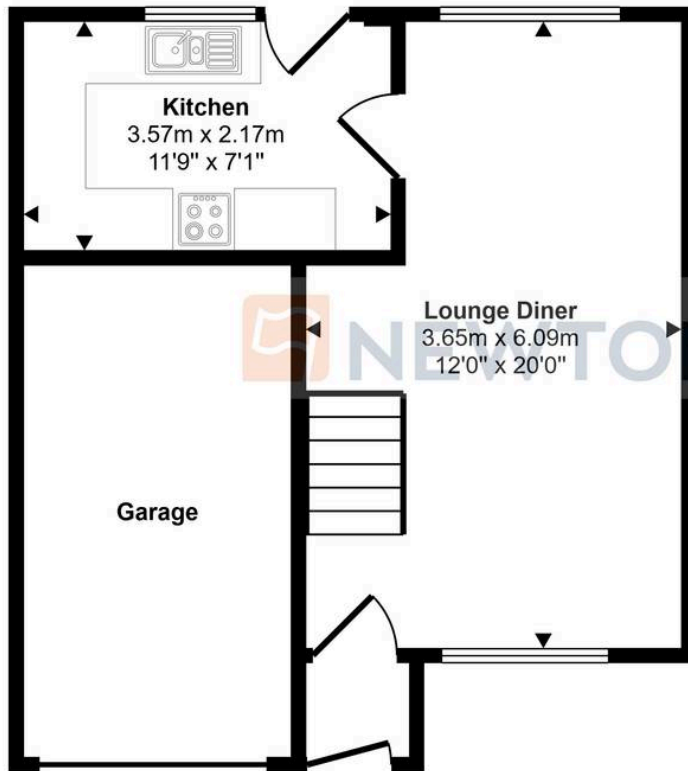
Bathroom

8' 5" x 7' 6" (2.56m x 2.28m)

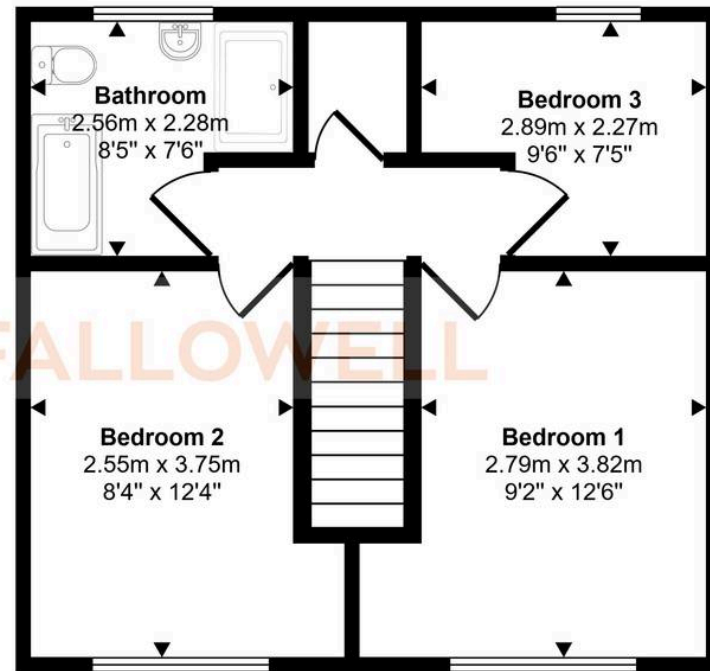
Garage



Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft



First Floor
Approx 41 sq m / 441 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.

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough