



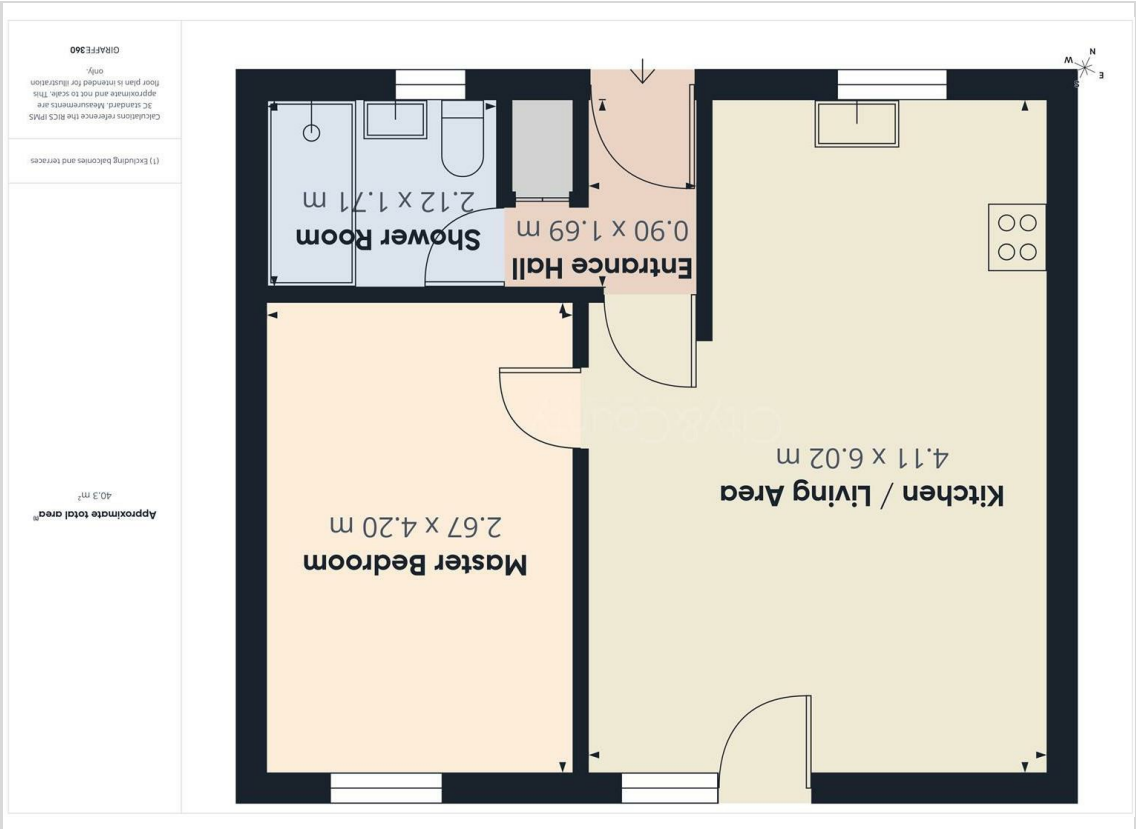
Long Pasture

Werrington, Peterborough, PE4 5AX

£170,000 - Freehold , Tax Band - A



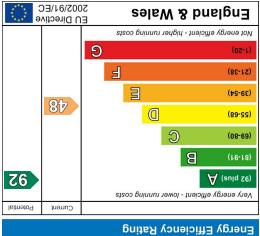
Floor Plan



Area Map



Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Viewing

Long Pasture

Werrington, Peterborough, PE4
5AX

A beautifully refurbished bungalow situated on the popular Long Pasture in the sought-after area of Werrington, Peterborough, offering stylish single-storey accommodation comprising an entrance hall, open-plan kitchen/living area, master bedroom and modern shower room, complemented by a new gas central heating system, low maintenance enclosed garden and off-street parking.

Nestled in the ever-popular and highly sought-after area of Werrington, Peterborough, this beautifully refurbished bungalow on Long Pasture offers a wonderful opportunity for those seeking stylish, single-storey living in a well-connected and desirable neighbourhood. Upon entering, you are welcomed by a practical entrance hall which sets the tone for the quality finish found throughout the home and provides convenient access to all principal rooms. Flowing seamlessly from here is the impressive kitchen/living area, a generously proportioned open-plan space that forms the true heart of the home, thoughtfully designed to combine contemporary kitchen fittings with a comfortable and versatile living space perfect for both relaxing and entertaining. The master bedroom is equally impressive, offering a bright and spacious retreat that has been finished to the same high standard as the rest of the property. Completing the internal accommodation is a stylish and modern shower room, fitted with quality sanitaryware and finished to complement the home's overall aesthetic. Throughout, the property has been sympathetically refurbished and is presented to a good standard, benefitting from a brand-new gas central heating system that ensures comfort and efficiency all year round. Externally, the bungalow boasts a lovely enclosed garden that has been designed with low maintenance in mind, offering a private outdoor space to enjoy without the burden of extensive upkeep, while off-street parking adds a further layer of practicality to this already impressive package. Altogether, this delightful bungalow represents an excellent opportunity to acquire a beautifully presented home in one of Werrington's most desirable locations.

Entrance Hall
0.90 x 1.69 (2'11" x 5'6")

Kitchen/Living Area
4.11 x 6.02 (13'5" x 19'9")

Master Bedroom
2.67 x 4.20 (8'9" x 13'9")

Shower Room
2.12 x 1.71 (6'11" x 5'7")

EPC - E
48/92

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR
APPROVAL