



NEWTON
FALLOWELL

65 Gatenby, Werrington, Peterborough, PE4 6JR

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Terraced Family Home
- THREE WELL-BALANCED BEDROOMS
- Kitchen Diner & Lounge
- Downstairs WC & Upstairs Shower Room
- WEST-FACING REAR GARDEN
- Communal Parking
- Popular Cul-De-Sac Location
- EPC Rating D
- Freehold

£240,000





This terraced family home offers THREE WELL-BALANCED BEDROOMS, a WEST-FACING REAR GARDEN and communal parking to the front aspect in a popular cul-de-sac location in Werrington close to schooling and amenities, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, lounge, utility store, kitchen diner which boasts built-in oven and hob, space and plumbing for a washer dryer and extensive work surfaces and cupboard storage space, whilst upstairs hosts three well-balanced bedrooms which all benefit from the upstairs shower room. Outside there is communal parking situated to the front aspect, with a west-facing garden found to the rear which offers patio seating and shed storage.

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

Kitchen Diner 4.29m x 3.34m (14'1" x 11'0")

Lounge 3.36m x 4.35m (11'0" x 14'4")

Utility 1.38m x 1.94m (4'6" x 6'5")

Landing

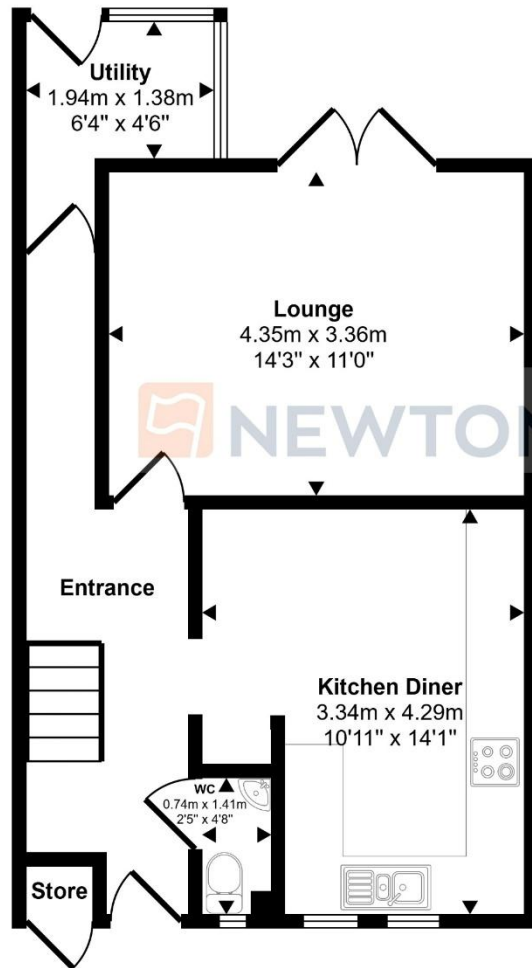
Bedroom One 3.66m x 2.99m (12'0" x 9'10")

Bedroom Two 3.93m x 2.5m (12'11" x 8'2")

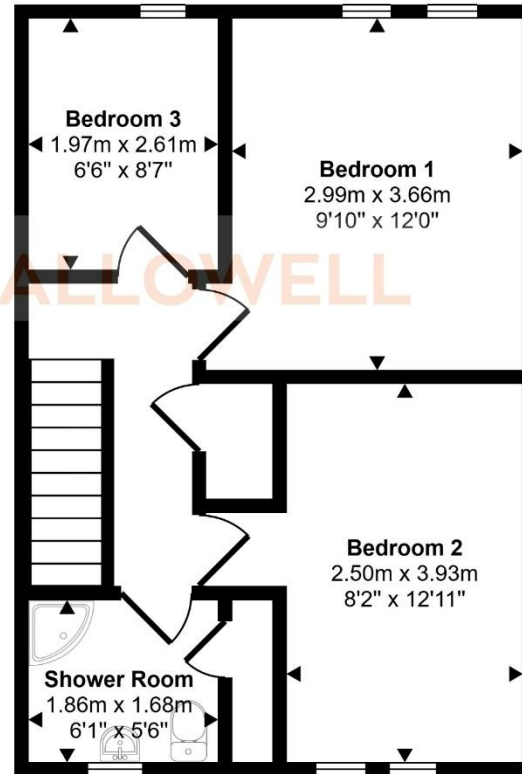
Bedroom Three 2.61m x 1.97m (8'7" x 6'6")

Shower Room 1.68m x 1.97m (5'6" x 6'6")

Approx Gross Internal Area
83 sq m / 898 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft



First Floor
Approx 39 sq m / 424 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: 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.



SCAN ME