94 Uplands, Werrington, Peterborough

Guide Price £230,000 - £240,000

NEWTON FALLOWELL

94 Uplands

Werrington, Peterborough

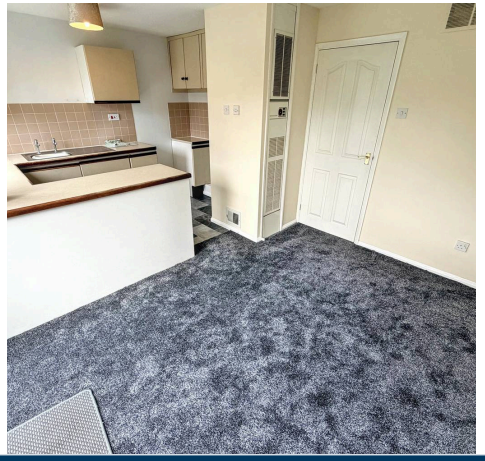
This semi-detached home boasts THREE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, as well as a WEST-FACING REAR GARDEN, being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the spacious lounge occupying the front of the home, whilst to the rear the kitchen diner boasts ample dining space, storage and expansive work surfaces, in addition to space and plumbing for a dishwasher, washing machine and oven, with the first floor landing separating the three bedrooms, where bedroom three benefits from a built-in wardrobe, and a shower room offering a contemporary three-piece white suite. Outside to the front aspect the property hosts driveway parking for multiple vehicles and a garage to the side aspect with personnel door access to the west-facing rear garden, which boasts patio seating, shed storage and lawn.

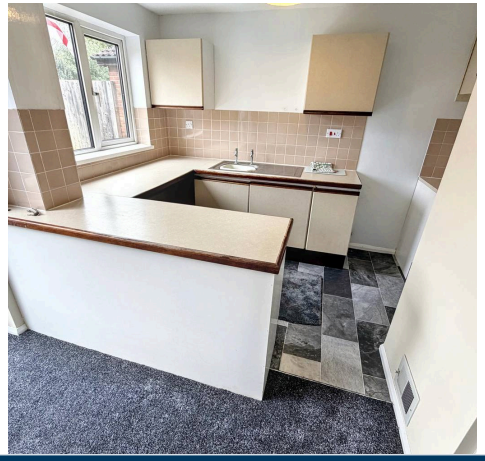
Council Tax band: B

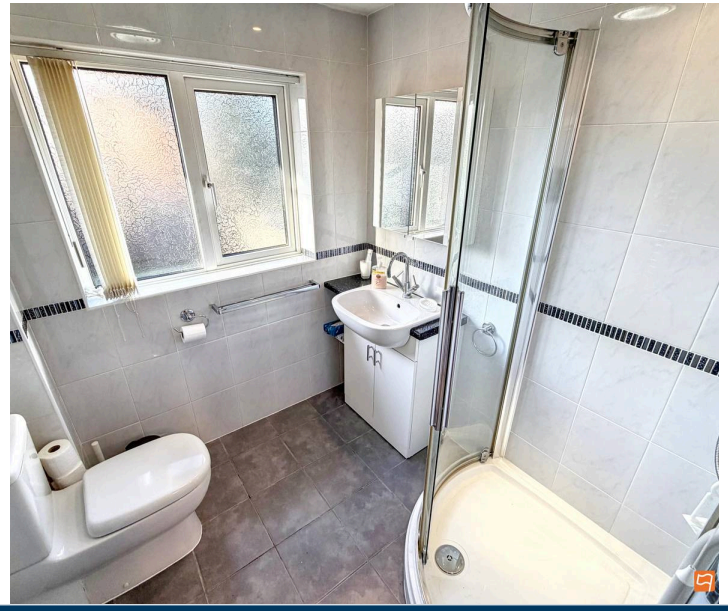
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C







Entrance Hall

Lounge 13' 9" x 11' 9" (4.20m x 3.58m)

Kitchen 10' 6" x 14' 9" (3.19m x 4.50m)

Landing

Bedroom 1 12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom 2 12' 2" x 7' 5" (3.71m x 2.27m)

Bedroom 3 9' 2" x 7' 5" (2.80m x 2.25m)

Shower Room 6' 5" x 6' 5" (1.96m x 1.95m)

Garage 15' 4" x 7' 10" (4.67m x 2.39m)

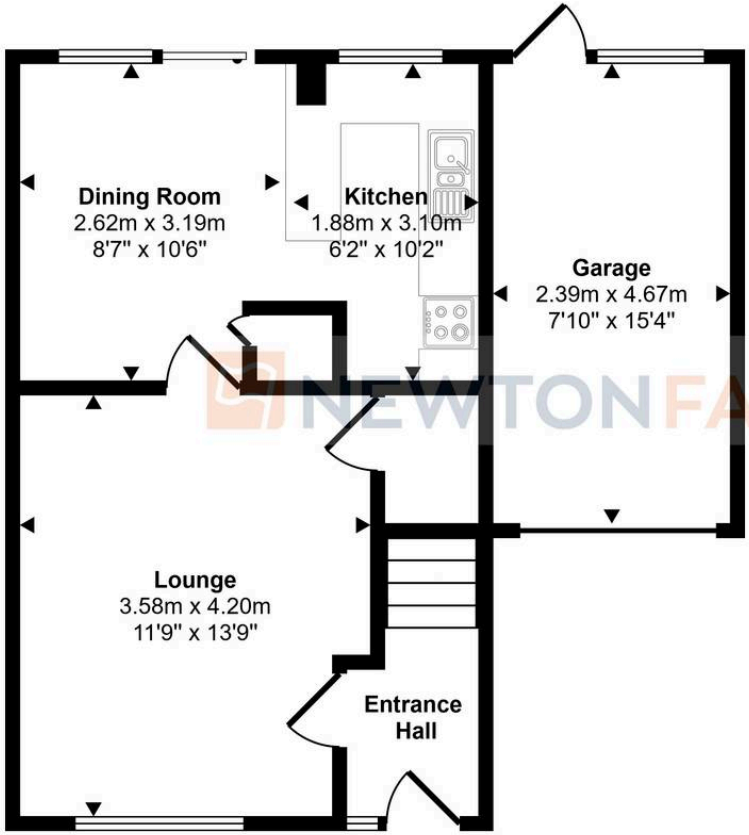
Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

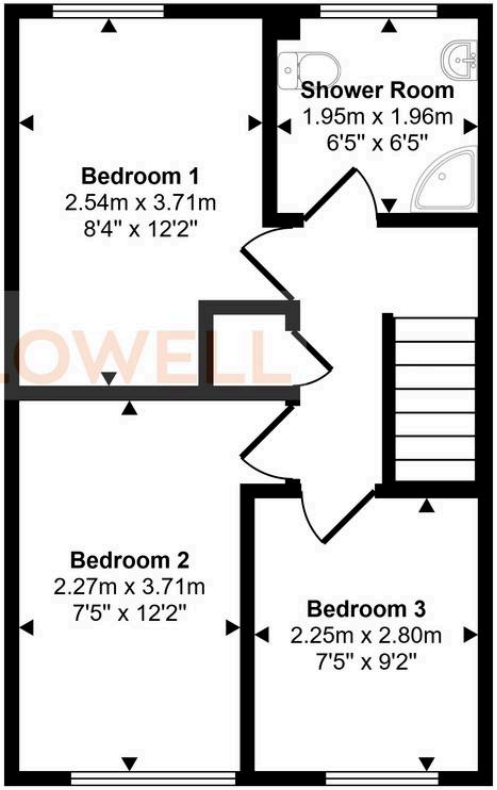
Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.

Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 47 sq m / 505 sq ft



First Floor
Approx 35 sq m / 381 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