



 **NEWTON**
FALLOWELL

37 Cissbury Ring, Werrington Village, Peterborough, PE4 6QJ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- EXTENDED SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- Recently Refurbished Lounge, Kitchen & Shower Room
- WEST-FACING REAR GARDEN
- Garage & Driveway Parking
- Situated in the Heart of Werrington Village
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £280,000 - £290,000





This EXTENDED semi-detached bungalow offers RECENT REFURBISHMENT THROUGHOUT as well as THREE BEDROOMS, a WEST-FACING REAR GARDEN, a GARAGE and DRIVEWAY PARKING all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of a centralised entrance hall which grants access to the lounge occupying the front of the home offering an electric fire and overlook of the low maintenance frontage, across the lounge is one of the three bedrooms which is flexible in its use, further down entrance hall you will find the remaining two bedrooms located next to the recently refurbished shower room boasting a contemporary three-piece white suite including a walk-in shower, the extended kitchen diner occupies the rear of the home and also boasts recent refurbishment and hosts built-in oven and hob, ample work surface and storage space with a spacious dining area and patio door access to the rear garden. Outside the property offers driveway parking for multiple vehicles and a garage as well as gated access to the west-facing rear garden which boasts patio seating area, lawn space, shed storage and personnel door access to the garage.

Entrance Hall

Lounge 4.53m x 3.42m (14'11" x 11'2")

Kitchen 3.33m x 3.44m (10'11" x 11'4")

Dining Room 2.62m x 3.89m (8'7" x 12'10")

Bedroom One 3.74m x 3.39m (12'4" x 11'1")

Bedroom Two 3.61m x 2.57m (11'10" x 8'5")

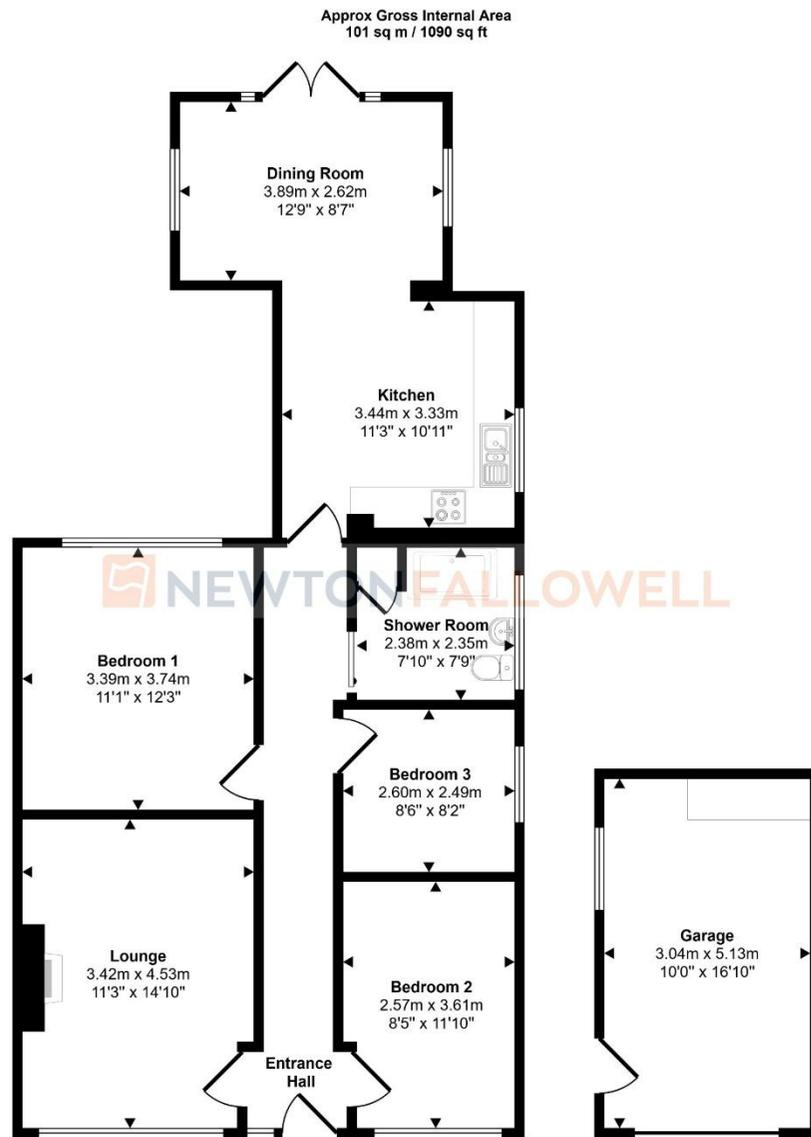
Bedroom Three 2.49m x 2.6m (8'2" x 8'6")

Shower Room 2.35m x 2.38m (7'8" x 7'10")

Garage 5.13m x 3.04m (16'10" x 10'0")

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.



Floorplan
Approx 86 sq m / 921 sq ft

Garage
Approx 16 sq m / 168 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.

