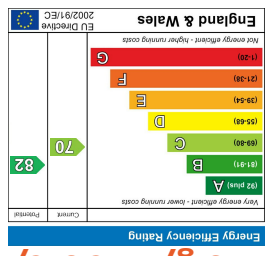
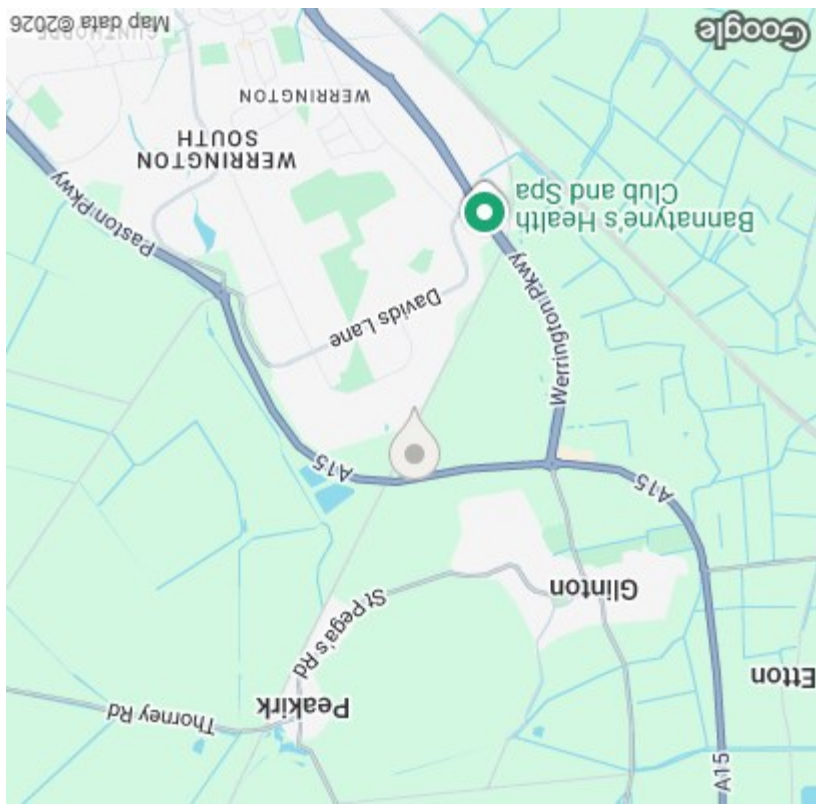


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**  
 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.



**Energy Efficiency Graph**



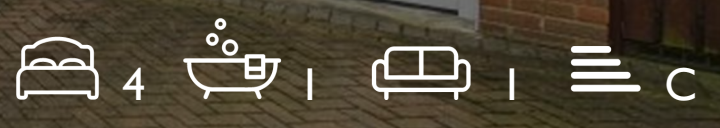
**Area Map**



**Floor Plan**



**Tarrant**  
 Werrington, Peterborough, PE4 5EF  
**£325,000 - Freehold , Tax Band - D**



# Tarrant

Werrington, Peterborough, PE4 5EF

Guide Price £325,000 - £350,000

Nestled in the charming Werrington cul-de-sac of Tarrant, this imposing detached family home is a rare find, having been lovingly occupied by its original owners for an impressive forty years. This property boasts an entrance hall, dual aspect living room, a luxurious kitchen diner, downstairs cloakroom, integral garage, a family bathroom, and four well-proportioned bedrooms, providing ample room for family living or accommodating guests.

The house has undergone a thoughtful scheme of improvements throughout, enhancing its appeal while maintaining its character. The inviting interior is perfect for both relaxation and entertaining, offering a warm and welcoming atmosphere. Briefly comprising of a central entrance hallway, downstairs cloakroom, a dual aspect living room, and a modern kitchen diner which has recently been refitted to a luxurious standard with integrated Neff appliances. Furthermore, to the upstairs, there are four well proportioned bedrooms, and a modern family shower room, which also has space for a bath if desired. Step outside to discover the enclosed rear garden, a delightful space ideal for children to play or for hosting summer barbecues with friends and family. Additionally, a handy shed provides extra storage for gardening tools or outdoor equipment. For those with vehicles, the integral garage features an electric roller door, ensuring secure and easy access. This property not only offers comfort and practicality but also the opportunity to create lasting memories in a home that has been cherished for decades. With its prime location and impressive features, this detached family home is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss your chance to make this exceptional property your own.

**Entrance Hall**  
1.93 x 1.55 (6'3" x 5'1")

**WC**  
0.95 x 2.02 (3'1" x 6'7")

**Living Room**  
6.16 x 3.67 (20'2" x 12'0")

**Kitchen Diner**  
3.24 x 3.69 (10'7" x 12'1")

**Landing**  
1.94 x 4.59 (6'4" x 15'0")

**Hallway**  
0.95 x 0.90 (3'1" x 2'11")

**Master Bedroom**  
3.27 x 4.63 (10'8" x 15'2")

**Bedroom Two**  
3.27 x 2.80 (10'8" x 9'2")

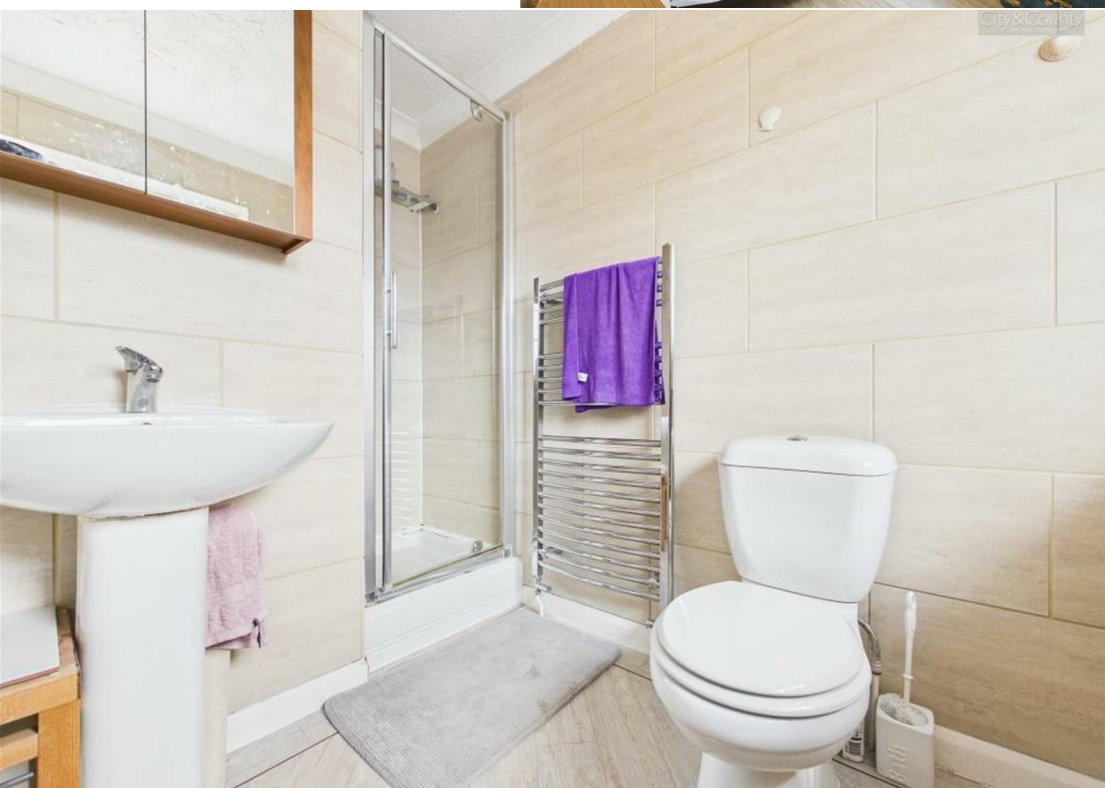
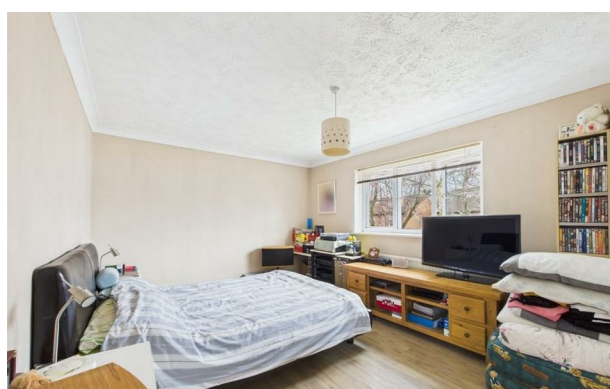
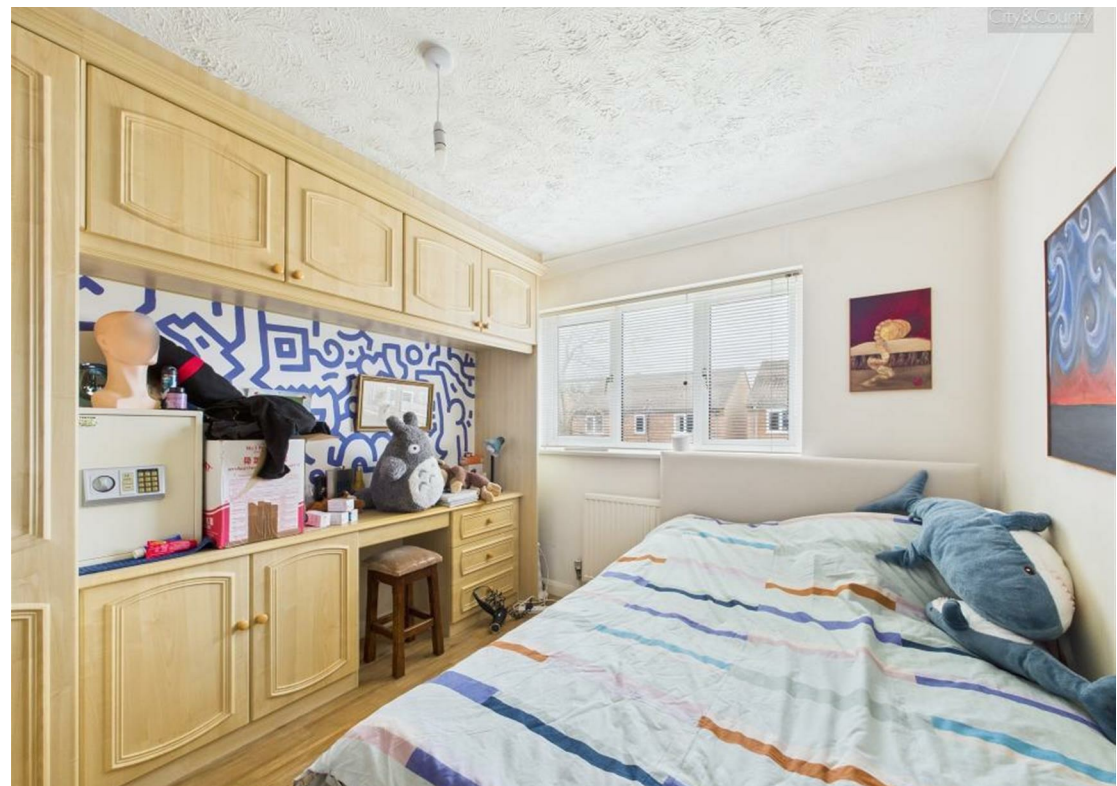
**Bathroom**  
2.11 x 1.70 (6'11" x 5'6")

**Bedroom Three**  
1.97 x 3.66 (6'5" x 12'0")

**Bedroom Four**  
2.31 x 2.58 (7'6" x 8'5")

**Garage**  
5.25 x 2.54 (17'2" x 8'3")

**EPC - C**  
70/82



## 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: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: 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, Garage Integral, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great

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.

