



18 Wycliffe Grove, Werrington, Peterborough
£225,000

 **NEWTON FALLOWELL**

18 Wycliffe Grove

Werrington, Peterborough

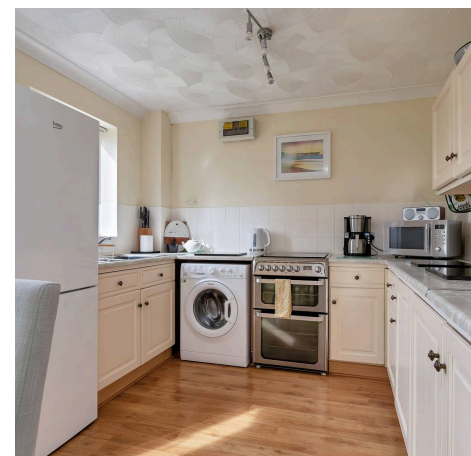
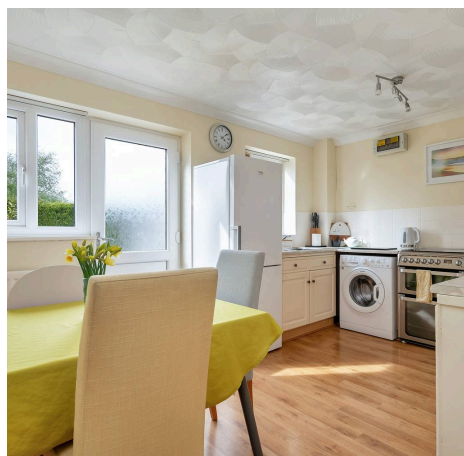
This semi-detached family home benefits from a GARAGE and a PRIVATE WESTERLY-FACING REAR GARDEN and is tucked away within a quiet cul-de-sac position. The accommodation comprises of an entrance hall, lounge to the front of the home and a kitchen diner to the rear, whilst upstairs there are THREE BEDROOMS alongside a three-piece family bathroom with a shower over the bath. Outside driveway parking can be found to the side of the home leading to the garage, whilst to the rear there is a garden which is private, westerly-facing and offers both lawn and patio seating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Porch

Lounge

15' 1" x 14' 1" (4.60m x 4.30m)

Kitchen Diner

9' 6" x 15' 1" (2.90m x 4.60m)

Bedroom 1

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom 2

11' 2" x 11' 2" (3.40m x 3.40m)

Bedroom 3

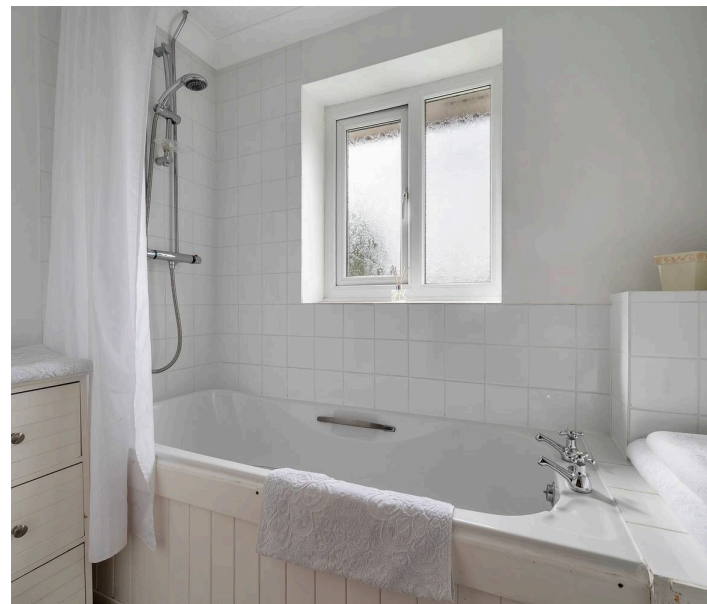
7' 10" x 6' 7" (2.40m x 2.00m)

Family Bathroom

6' 11" x 6' 7" (2.10m x 2.00m)

Garage

17' 1" x 7' 10" (5.20m x 2.40m)



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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