



3 Sunnymead, Werrington, Peterborough

In Excess of £170,000

 **NEWTON FALLOWELL**

3 Sunnymead

Werrington, Peterborough

This WELL-PRESENTED TWO BEDROOM TERRACED FAMILY HOME, offered with NO ONWARD CHAIN, is situated down a popular cul-de-sac and features a versatile layout ideal for first-time buyers or those seeking a manageable family residence. Upon entering, you are welcomed into an entrance hall granting access to the kitchen with space and plumbing for appliances and the spacious lounge diner with patio doors offering an outlook of the rear garden. Upstairs, the property boasts two bedrooms, each providing comfortable accommodation and built-in storage options. The family bathroom is fitted with a white suite, including a panelled bath with shower over, pedestal wash basin, and WC, complemented by neutral tiling. The property's position within a sought-after cul-de-sac offers a quiet residential setting, with excellent access to local amenities, schools, and transport links, making it a convenient choice for a range of buyers. Communal parking is available nearby.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Lounge
14' 9" x 12' 0" (4.49m x 3.67m)

Entrance Hall

Kitchen
9' 7" x 6' 8" (2.93m x 2.03m)

Landing

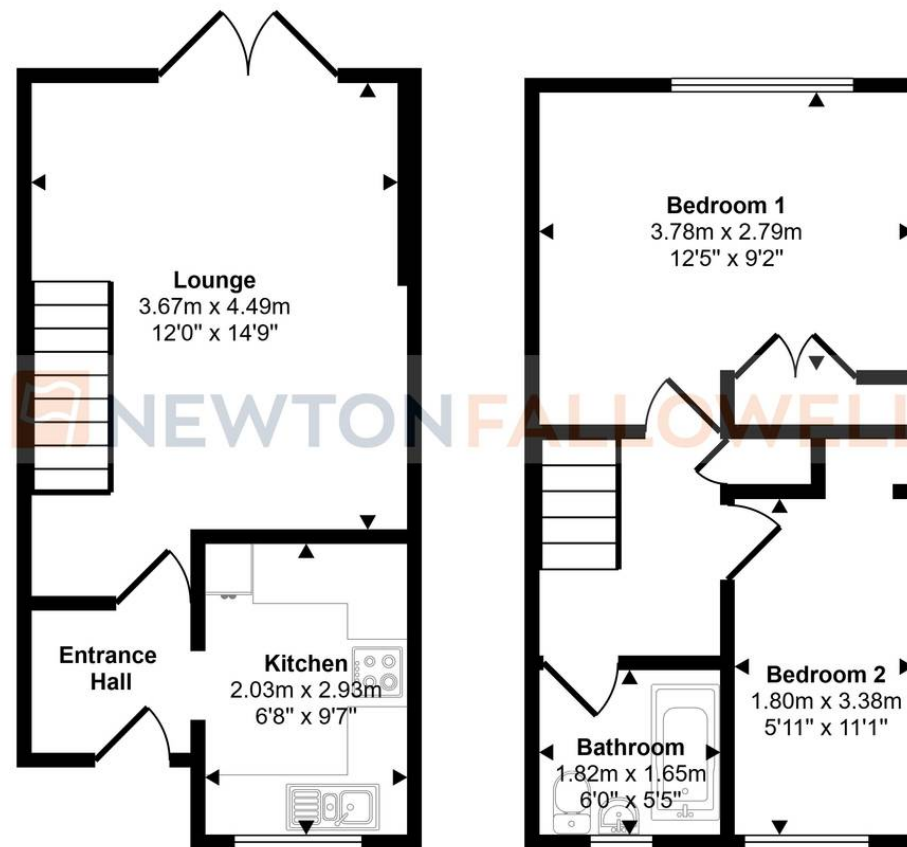
Bedroom 1
12' 5" x 9' 2" (3.78m x 2.79m)

Bedroom 2
11' 1" x 5' 11" (3.38m x 1.80m)

Bathroom
6' 0" x 5' 5" (1.82m x 1.65m)



Approx Gross Internal Area
55 sq m / 596 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 28 sq m / 304 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

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