



 NEWTON FALLOWELL

20 Wycliffe Grove, Werrington, Peterborough, PE4 5DE

 **NEWTON FALLOWELL**



## Key Features

- Semi-Detached House
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Upstairs Family Bathroom
- WESTERLY-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Sought-After Cul-De-Sac Location
- EPC Rating D
- Freehold

Guide price £200,000 – 210,000





This semi-detached home offers TWO DOUBLE BEDROOMS, TWO RECEPTION ROOM, a WESTERLY-FACING REAR GARDEN, GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES making it the ideal first-time home and investment opportunity. The accommodation comprises of an entrance porch which grants access to the spacious lounge diner occupying the front of the home, kitchen boasting built-in oven and hob, space and plumbing for a fridge freezer and washer dryer, as well as ample work surface and storage space, conservatory being flexible in its use and offering patio door access to the garden, whilst upstairs the landing separates the two double bedrooms, with one of the bedrooms hosting built-in storage, as well as a contemporary three-piece white suite with a shower over the bath.

Outside there is a driveway offering parking for multiple vehicles situated to the front of the home and garage, with the garage boasting internal electrics, side gated access leads you into the westerly-facing rear garden which hosts lawn, gravel seating area and personnel door access to the garage.

#### 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

Porch 1.47m x 1.41m (4'10" x 4'7")

Lounge 4.24m x 3.71m (13'11" x 12'2")

Kitchen 2.03m x 3.7m (6'8" x 12'1")

Conservatory 2.83m x 2.83m (9'4" x 9'4")

Landing

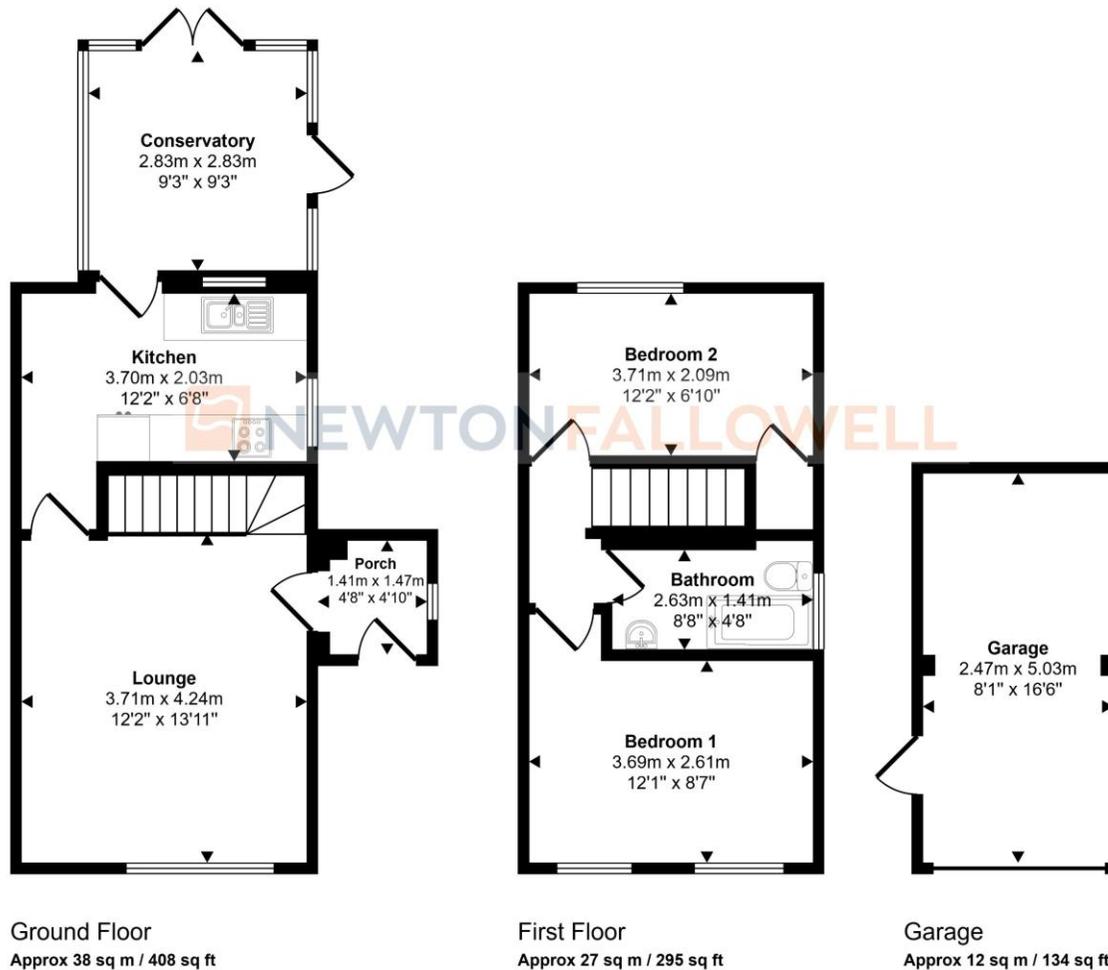
Bedroom One 2.61m x 3.69m (8'7" x 12'1")

Bedroom Two 2.09m x 3.71m (6'11" x 12'2")

Bathroom 1.41m x 2.63m (4'7" x 8'7")

Garage 5.03m x 2.47m (16'6" x 8'1")

Approx Gross Internal Area  
78 sq m / 837 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft

First Floor  
Approx 27 sq m / 295 sq ft

Garage  
Approx 12 sq m / 134 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: B

#### 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.

