



57 Welbourne, Werrington, Peterborough
£220,000

 **NEWTON FALLOWELL**

57 Welbourne

Werrington, Peterborough

This end of terraced home offers THREE BEDROOMS, lounge, kitchen diner with BUILT-IN APPLIANCES, a LOW MAINTENANCE REAR GARDEN as well as communal parking making it an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall granting access to the ground accommodation to include the useful downstairs WC, kitchen diner with built-in oven and hob, space and plumbing for a washer dryer and dishwasher as well as ample work surface and storage and dining space, lounge boasting an overlook of the rear garden and rear door access onto the patio, whilst upstairs the landing separates the three bedrooms, two of which host built-in wardrobes/storage, all being accompanied by the shower room comprising of a three-piece white suite with the shower benefiting from new shower door installed in march of this year.

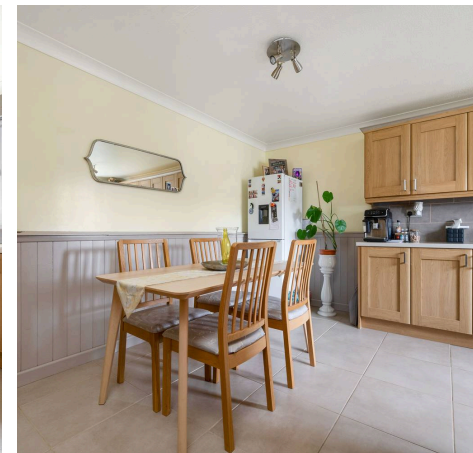
Outside the property offers a low maintenance rear garden to include patio space, artificial lawn and decking both installed in May 2024, whilst to the front aspect you will find the well presented front garden with a patio walkway, lawn and new fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Entrance Hall

Lounge 14' 4" x 10' 0" (4.36m x 3.04m)

Kitchen Diner 15' 0" x 10' 11" (4.57m x 3.32m)

WC

Landing

Bedroom 1 12' 0" x 9' 6" (3.67m x 2.90m)

Bedroom 2 11' 3" x 10' 0" (3.42m x 3.06m)

Bedroom 3 8' 3" x 7' 5" (2.51m x 2.26m)

Shower Room 6' 6" x 5' 6" (1.97m x 1.68m)

Disclaimer

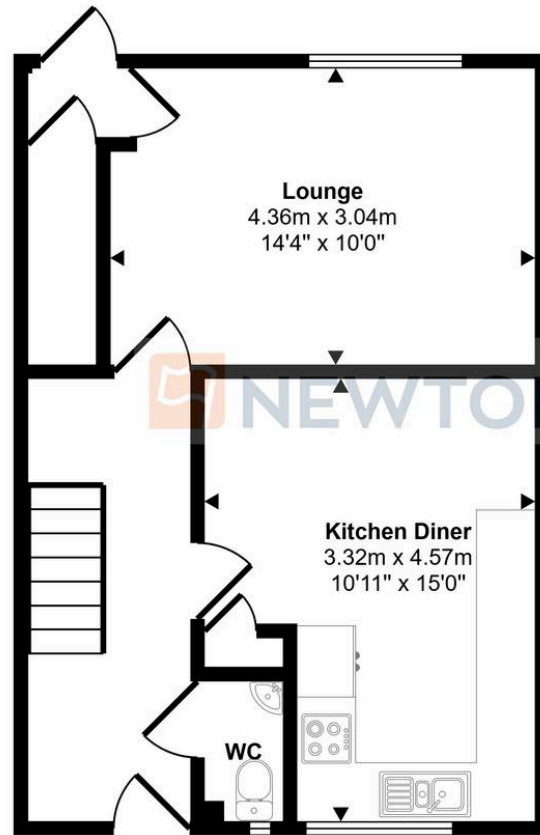
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Note to Buyers

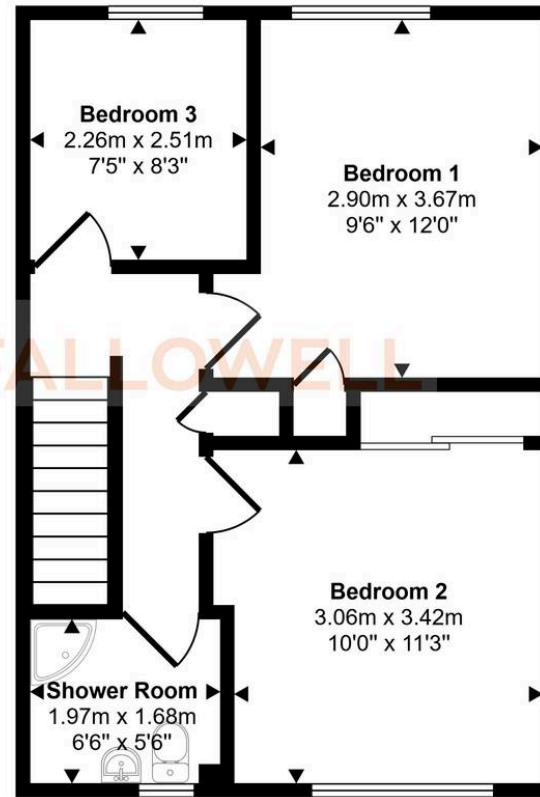
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Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft



First Floor
Approx 41 sq m / 444 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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