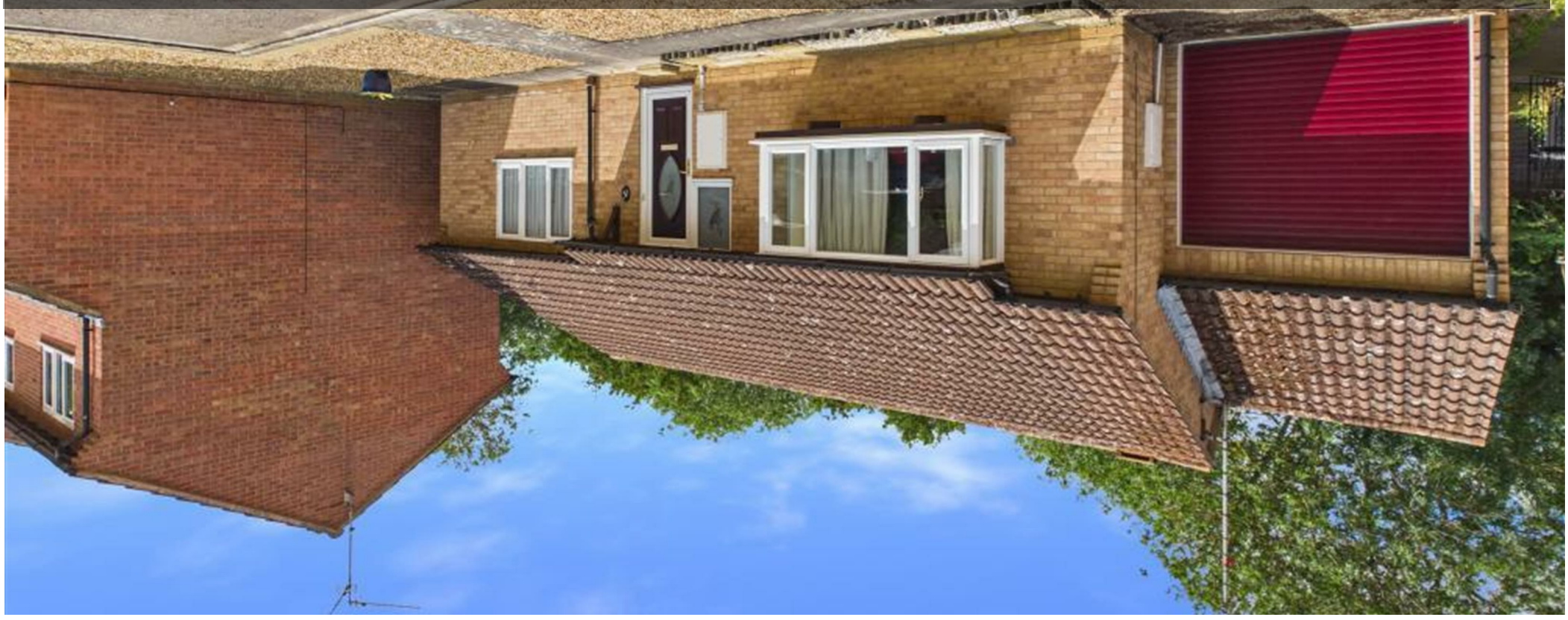


Livermore Green

Werrington, Peterborough, PE4 5DQ

Offers In Excess Of £290,000 - Freehold, Tax Band - C

2 | 1 | 1 | D

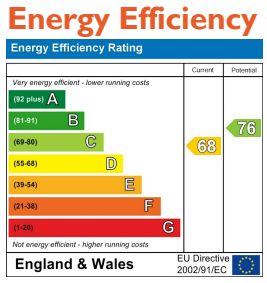
Floor Plan

Area Map

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



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 guarantee. 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 licencing 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.

Livermore Green

Werrington, Peterborough, PE4 5DQ

Offered to the market with no forward chain, this well maintained two bedroom detached bungalow occupies a sought after position within a private cul-de-sac in the popular area of Werrington. Offering spacious and low maintenance accommodation throughout, the property benefits from a generous living and dining room, separate kitchen, enclosed rear garden, single garage and a large driveway providing ample off road parking. Conveniently located close to local amenities, this fantastic home is perfectly suited to downsizers or those seeking comfortable single level living.

The property is entered via a welcoming entrance hall which provides access to the principal accommodation. The spacious living and dining room offers an excellent space for both relaxing and entertaining, with plenty of room for a range of furniture and an abundance of natural light creating a bright and airy feel. The separate kitchen is fitted with a range of base and wall units, providing ample storage and worktop space, with a practical layout ideal for everyday living. An inner hallway leads to two generously sized double bedrooms, both offering comfortable accommodation and flexibility for guests or those working from home. The modern shower room is fitted with a contemporary suite and serves both bedrooms. Externally, the property enjoys a private enclosed rear garden, designed to be low maintenance while providing an ideal space for relaxing or entertaining outdoors. To the front, a large driveway offers ample off road parking and leads to a single garage, providing additional parking or useful storage.
Situated within a quiet cul-de-sac in the ever popular area of Werrington and offered with no forward chain, this detached bungalow presents an excellent opportunity for buyers looking for a low maintenance home close to a range of local amenities and transport links. Probate has been applied for.

Entrance Hall
1.55 x 3.73 (5'1" x 12'2")

Living/Dining Room
4.00 x 6.96 (13'1" x 22'10")

Kitchen
2.64 x 3.17 (8'7" x 10'4")

Master Bedroom
4.26 x 3.12 (13'11" x 10'2")

Hallway
1.13 x 1.61 (3'8" x 5'3")

Shower Room
1.90 x 2.41 (6'2" x 7'10")

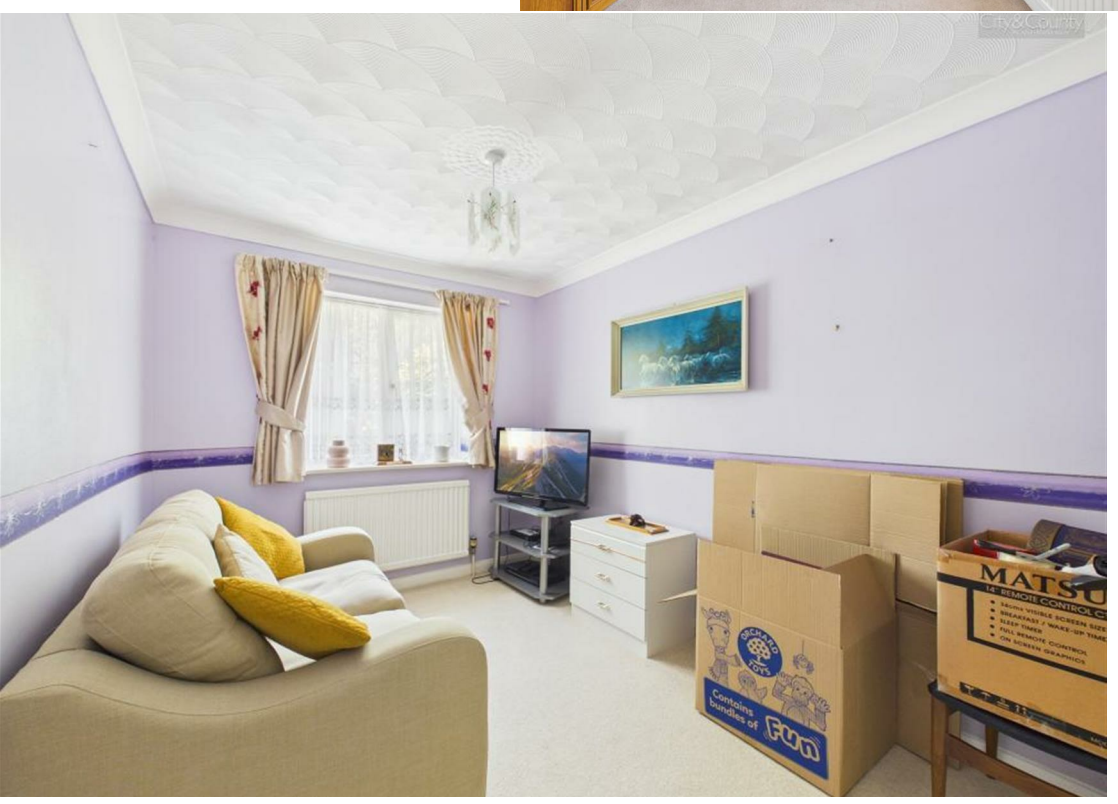
Bedroom Two
2.51 x 3.77 (8'2" x 12'4")

Garage
2.53 x 5.33 (8'3" x 17'5")

EPC - D
68/76

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access Shower
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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: 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: Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Adsl
Internet Speed: up to 5500Mbps
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.