



Aster Drive

Werrington, Peterborough, PE4 7RY

£300,000 - Freehold, Tax Band - C



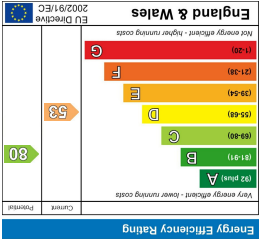
Floor Plan



Area Map



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 guarantees. 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 licensing is applicable.

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.

Viewing

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A beautifully positioned three bedroom detached chalet home, occupying an exceptionally generous plot within a quiet cul-de-sac in the popular area of Werrington. Offering versatile accommodation, substantial front and rear gardens, a detached single garage and driveway parking for several vehicles, this is an excellent family home with exciting potential for further extension, subject to the necessary planning consents.

The property is approached via a generous front garden and driveway providing ample off road parking and access to the detached single garage. Inside, the welcoming entrance hall leads to a spacious lounge, lounge diner and fitted kitchen, together with a useful third bedroom on the ground floor. The first floor provides two further well-proportioned bedrooms, including a generous master bedroom, alongside a re-fitted family bathroom and landing area. Externally, the property is particularly impressive, with extensive front and rear gardens offering an excellent degree of space and privacy, while the overall plot provides considerable scope for further extension, subject to planning permission. Situated in a peaceful cul-de-sac, Aster Drive is well placed for a range of local amenities, schools, shops, recreational facilities and transport links within Werrington.

Entrance Hall
399 x 216 (13'1" x 7'1")

Lounge
651 x 365 (21'4" x 11'11")

Dining Room
241 x 221 (7'10" x 7'3")

Kitchen
357 x 304 (11'8" x 9'11")

Bedroom Three
283 x 302 (9'3" x 9'10")

Landing
076 x 247 (2'5" x 8'1")

Master Bedroom
366 x 361 (12'0" x 11'10")

Bathroom
1.68 x 2.45 (5'6" x 8'0")

Bedroom Two
3.69 x 3.91 (12'1" x 12'9")

Garage
2.63 x 5.52 (8'7" x 18'1")

EPC - E
53/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living Wide Doorways
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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - 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.

