



57 Welbourne, Werrington, Peterborough, PE4 6NH

 **NEWTON FALLOWELL**



Key Features

- End Terraced Family Home
- THREE BEDROOMS
- Kitchen Diner & Lounge
- Contemporary Upstairs Shower Room & Downstairs WC
- LOW MAINTENANCE REAR GARDEN & COMMUNAL PARKING AREA
- Close to Amenities, Transport & Schools
- Ideal First-Time Home or Investment Opportunity
- EPC Rating TBC
- Freehold

£220,000





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.

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.

Entrance Hall

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

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

WC

Landing

Bedroom One 3.67m x 2.9m (12'0" x 9'6")

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

Bedroom Three 2.51m x 2.26m (8'2" x 7'5")

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

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council

Council Tax Band: A

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.

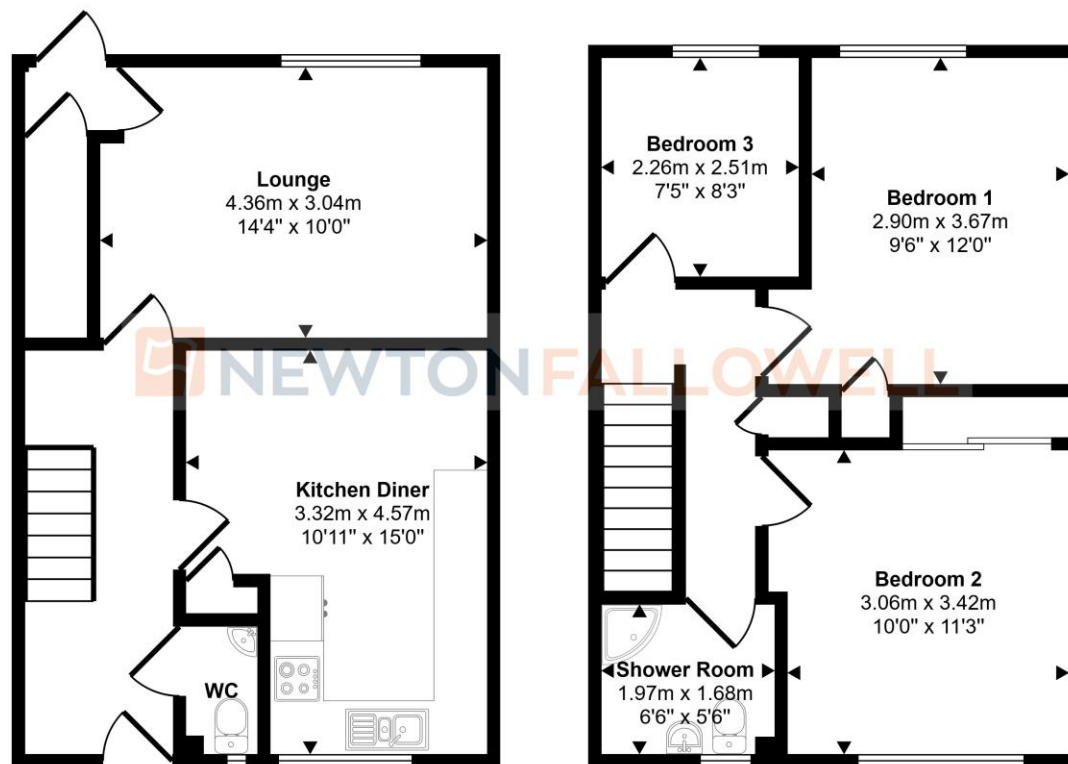
ANTI-MONEY LAUNDERING REGULATIONS:

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.

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.

