



62 Wycliffe Grove, Peterborough
£219,950

 **NEWTON FALLOWELL**

62 Wycliffe Grove

Werrington, Peterborough

This semi-detached house offers THREE BEDROOMS, a spacious LOUNGE DINER, a modern KITCHEN, a FAMILY BATHROOM, and the added benefit of a GARAGE with DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. Entering the property, you are welcomed by a bright entrance hall that leads through to the generous lounge diner, providing ample space for both relaxation and entertaining, with natural light enhancing the open-plan feel. The kitchen is fitted with a range of wall and base units, integrated appliances (including oven, hob, and extractor), and practical worktop space. Upstairs, the property features three well-proportioned bedrooms, each with comfortable accommodation, with two of the bedrooms benefitting from built-in storage options and the third bedroom ideal to be utilised as a nursery or home office, alongside a contemporary family bathroom equipped with a panelled bath, shower over, wash basin, and low-level WC. Outside the property hosts a rear garden comprising of both patio seating space and lawn whilst to the front and side aspect you will find the single garage and driveway parking.

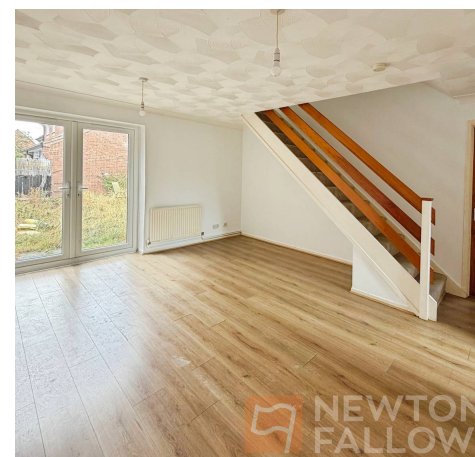
Please note that images have been enhanced via AI to present the house as staged with furniture, which is not present nor will the house be furnished. Further images have been used to present the house as it can be viewed in person and how it will be sold.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

Lounge/diner

15' 0" x 14' 1" (4.57m x 4.28m)

Kitchen

15' 0" x 9' 6" (4.57m x 2.90m)

Landing

Bedroom 1

10' 6" x 9' 7" (3.19m x 2.92m)

Bedroom 2

10' 6" x 9' 6" (3.19m x 2.90m)

Bedroom 3

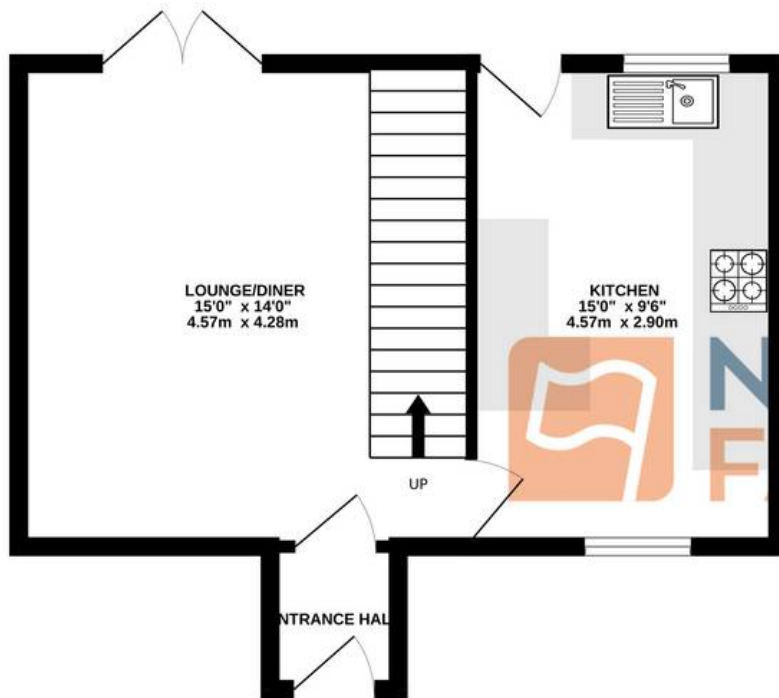
7' 5" x 6' 6" (2.25m x 1.98m)

Bathroom

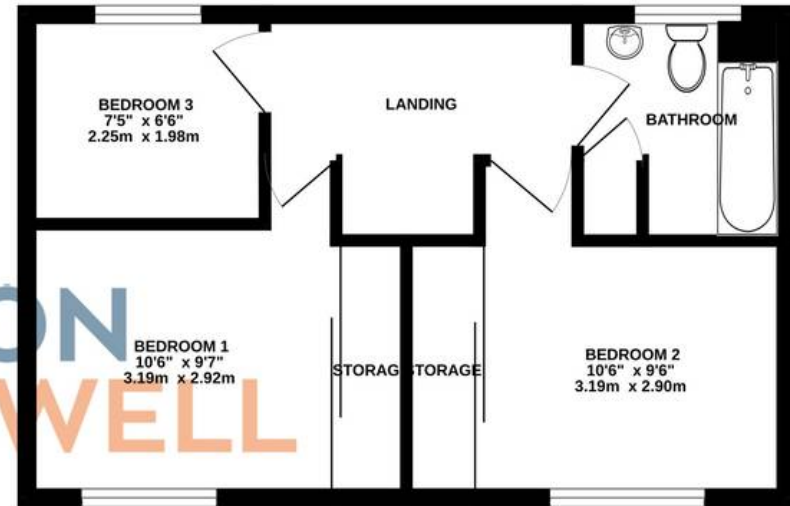
Garage



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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