

Temple Grange

Werrington, Peterborough, PE4 5DW

Offers In Excess Of £250,000 - Freehold, Tax Band - B

3 | | D

Floor Plan



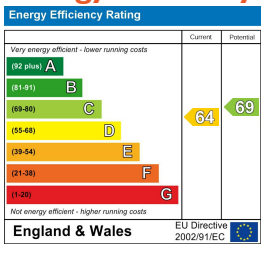
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 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.

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Located in the popular Temple Grange area of Werrington, this well-maintained three-bedroom semi-detached home is ideal for first-time buyers, families, or investors. Positioned within a quiet cul-de-sac and offered with no forward chain, the property features a spacious living room, open-plan kitchen/diner, conservatory, downstairs cloakroom, enclosed rear garden, driveway parking for two vehicles, and a single garage. Conveniently situated close to local schools, shops, and transport links. Early viewing advised.

Situated within the highly sought-after Temple Grange development in Werrington, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, families, or investors alike. Tucked away in a quiet residential cul-de-sac, the property enjoys a peaceful setting while remaining conveniently close to local schools, shops, transport links, and everyday amenities. Offered to the market with no forward chain, it is ideal for buyers looking for a smooth and swift purchase. The accommodation begins with a welcoming entrance hall leading to a convenient downstairs cloakroom. The spacious living room provides a bright and comfortable space to relax, flowing effortlessly into the open-plan kitchen and dining area. To the rear, a charming conservatory adds valuable additional living space and overlooks the private rear garden, creating an ideal setting for entertaining or family life. Upstairs, the property offers three generously proportioned bedrooms, all well-presented and filled with natural light, alongside a modern family bathroom accessed from the central landing. Externally, the home benefits from a fully enclosed rear garden, perfect for children, pets, or outdoor entertaining. Additional features include gated side access, off-road parking for two vehicles via a private driveway, and a single garage providing further storage or secure parking. Combining space, practicality, and a desirable location, this attractive home represents an outstanding opportunity for buyers seeking a property ready to move into. Early viewing is highly recommended.

Entrance Hall
0.89 x 1.23 (2'11" x 4'0")

WC
0.88 x 1.85 (2'10" x 6'0")

Living Room
3.72 x 4.16 (12'2" x 13'7")

Kitchen Diner
4.68 x 2.66 (15'4" x 8'8")

Conservatory
2.31 x 2.49 (7'6" x 8'2")

Landing
1.89 x 3.27 (6'2" x 10'8")

Master Bedroom
2.76 x 3.46 (9'0" x 11'4")

Bedroom Two
2.57 x 2.86 (8'5" x 9'4")

Bathroom
2.00 x 1.69 (6'6" x 5'6")

Bedroom Three
1.87 x 1.87 (6'1" x 6'1")

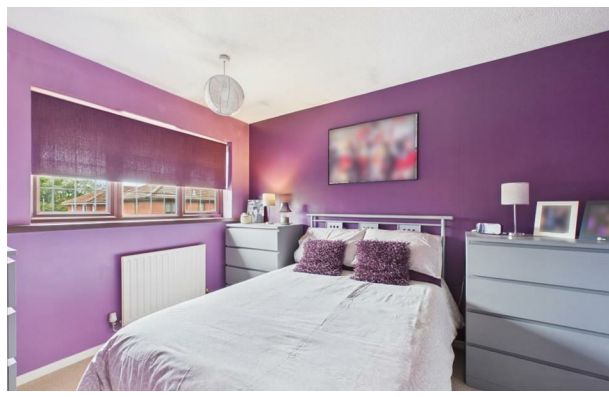
EPC - D
64/69

Tenure - Freehold

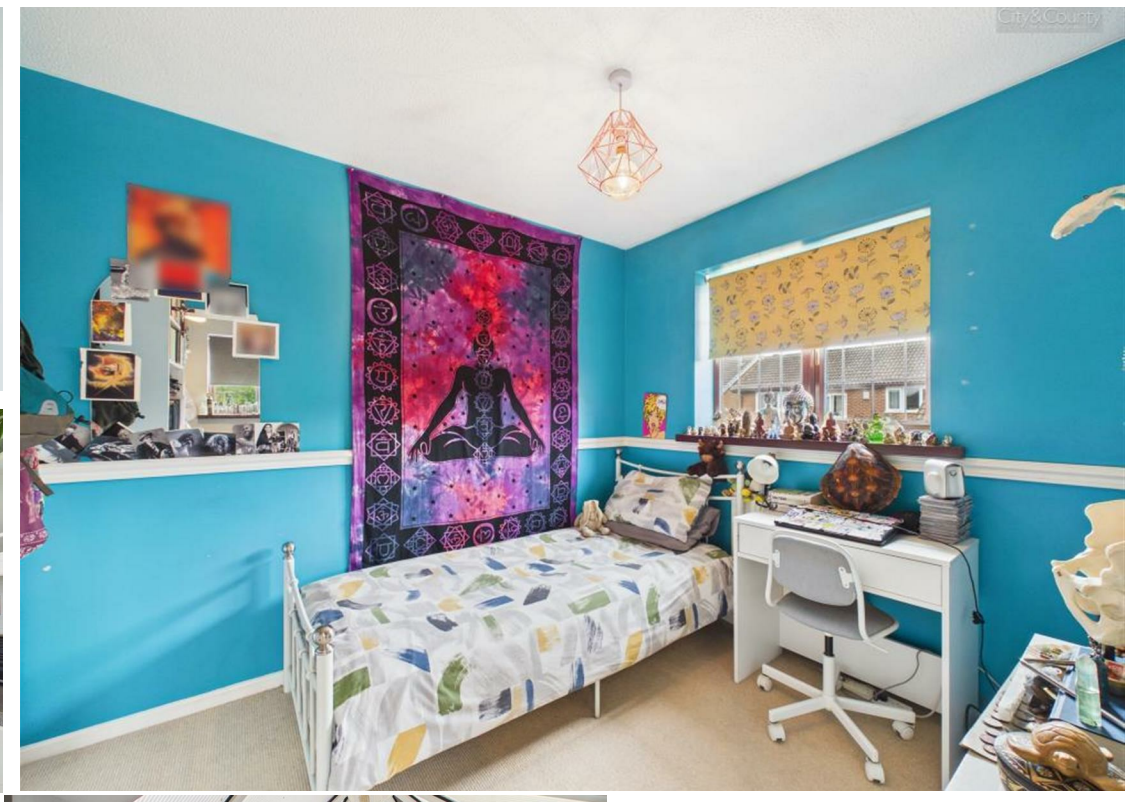
IMPORTANT LEGAL INFORMATION



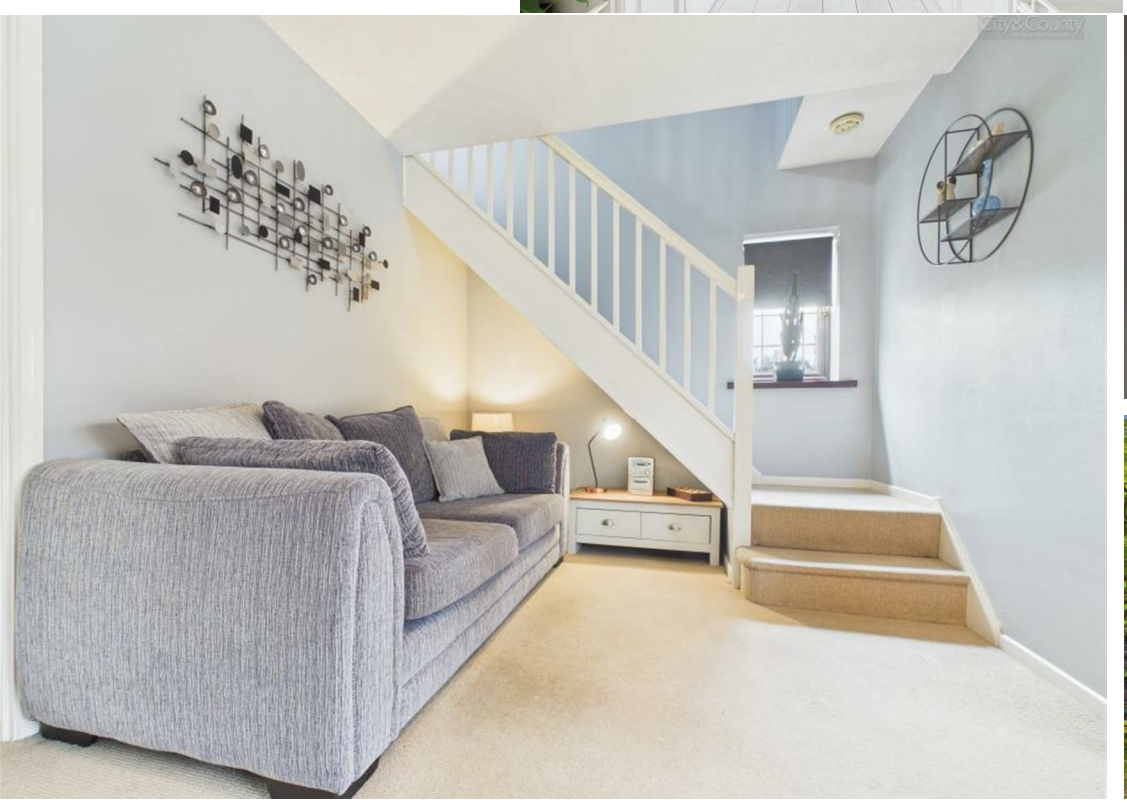
















Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation 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: Yes
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: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - 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.





