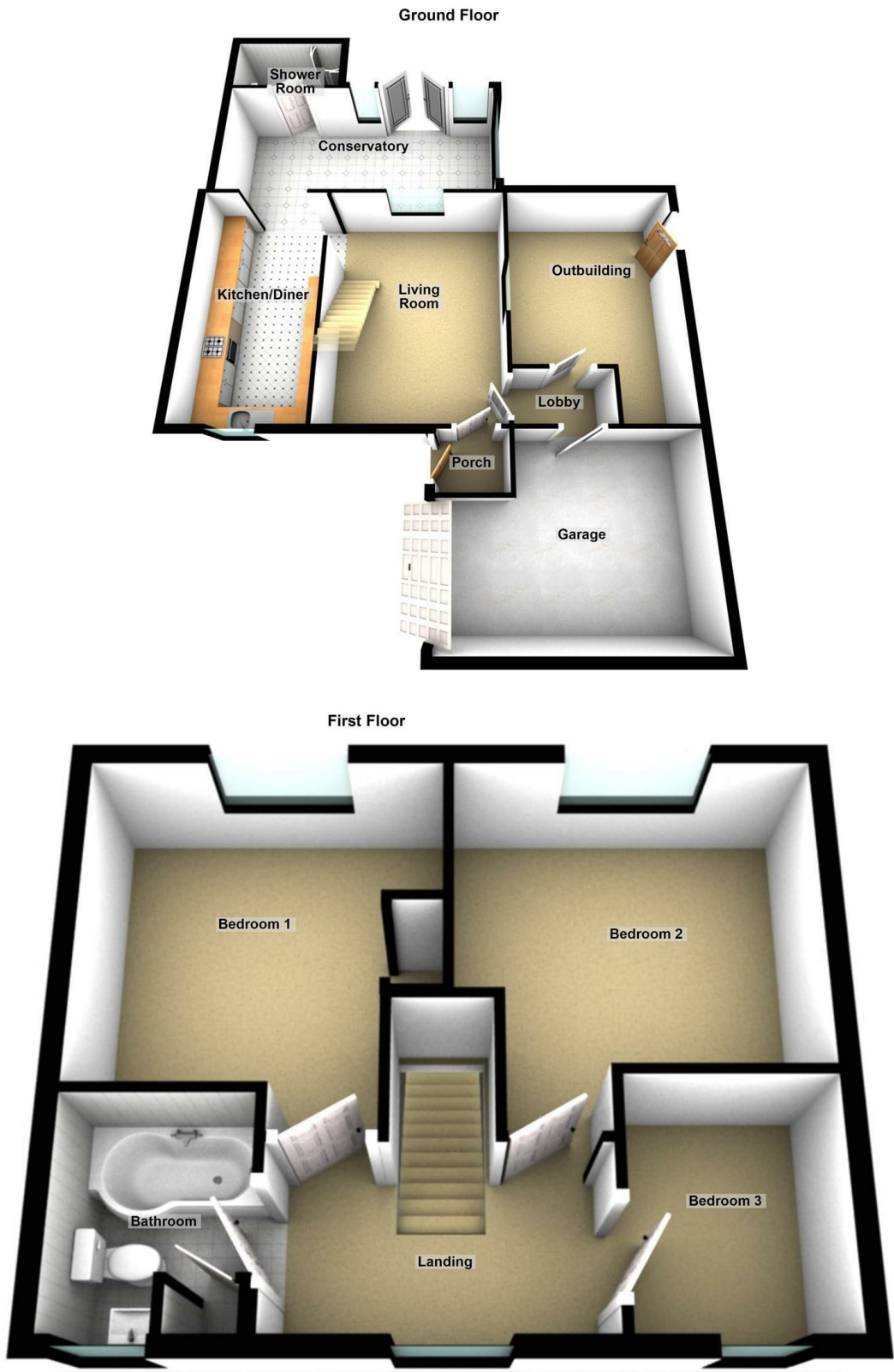




- PORCH
- LIVING ROOM
- INNER LOBBY
- GARAGE
- OUTBUILDINGS
- KITCHEN DINER
- CONSERVATORY
- SHOWER ROOM
- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property
Ombudsman

Zoopla

THE GUILD
PROPERTY
PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

3 Home Pasture
Werrington, Peterborough, PE4 5AW
£220,000



3 Home Pasture Werrington, Peterborough PE4 5AW

Offered with no forward chain, this detached property presents an excellent renovation opportunity with the potential to create a fantastic family home, featuring off-road parking, garage and wrap-around gardens. Ideally located close to schools, green spaces, transport links and local amenities.

- AVAILABLE WITH NO FORWARD CHAIN
- LARGE CONSERVATORY TO THE REAR
- CORNER PLOT WITH CORNER GARDEN, NOT OVERLOOKED
- PARKING AND SINGLE GARAGE
- DETACHED FAMILY HOME
- THREE BEDROOMS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND BUS ROUTES
- IDEAL PROJECT TO CREATE YOUR PERFECT FAMILY HOME

Viewings: By appointment
£220,000

- FRONT PORCH**

LIVING ROOM
17'6" x 12'10"

GARAGE
12'7" x 12'5"

KITCHEN DINER
17'6" x 8'11"

CONSERVATORY
9'7" x 10'5"

SHOWER ROOM
4'5" x 8'6"

FIRST FLOOR LANDING

BEDROOM 1
10'4" x 10'4"

BEDROOM 2
9'8" x 11'5"

BEDROOM 3
7'3" x 6'9"



BATHROOM
6'8" x 5'8"

COUNCIL TAX/TENURE/EPC
Tenure (FREEHOLD), council tax band (B), and EPC (TBC) rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC