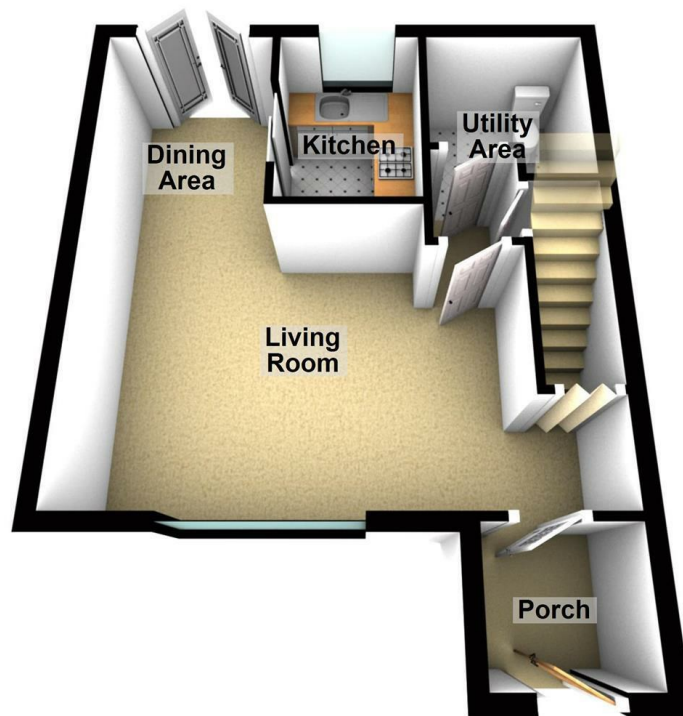


Ground Floor



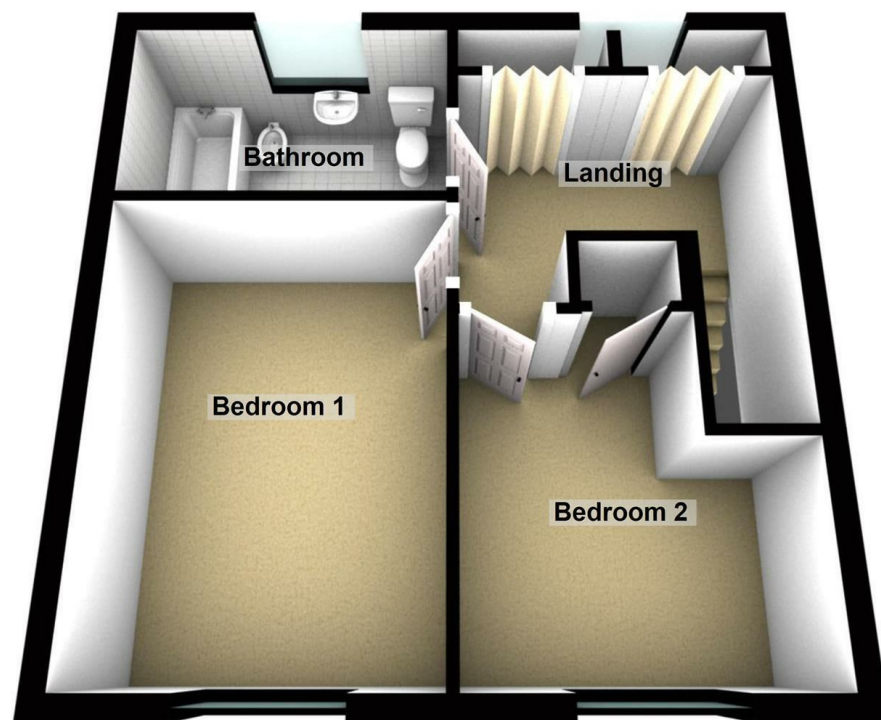
ENTRANCE PORCH

LIVING/DINING ROOM

KITCHEN

UTILITY AREA/CLOAKROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

Wdh
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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 Barn Close

Werrington, Peterborough, PE4 6LB
Offers In Excess Of £175,000



3 Barn Close

Werrington, Peterborough

PE4 6LB

Don't miss the rare opportunity to purchase this cottage style mid terrace house for over 55's, tucked away in a quiet cul-de-sac in the popular village of Werrington.

• NO FORWARD CHAIN

• OVER 55'S DEVELOPMENT SITE

• TWO DOUBLE BEDROOMS

• PRIVATE COURTYARD GARDEN SPACE

• OFF ROAD PARKING

• POPULAR VILLAGE LOCATION

• UTILITY/CLOAKROOM

• AMPLE STORAGE SPACE THROUGHOUT

• GOOD SURROUNDING COMMUNITY

• A MUST VIEW! CALL OUR SALES TEAM TO BOOK IN

Viewings: By appointment

Offers In Excess Of £175,000

ENTRANCE PORCH
Door to front, access to the living room:

LIVING/DINING ROOM
18'11" x 19'5"
Double glazed window to front, fitted carpet, electric heater, French doors to the rear garden, inner lobby with storage under the stairs leading to the utility/cloakroom area, stairs to the first floor.

KITCHEN
7'10" x 5'11"
Double glazed window to rear, fitted with a matching range of base and eye level units, fitted worktops, sink drainer, fitted oven, fitted hob.

UTILITY AREA/CLOAKROOM
5'4" x 6'3"
Low level WC, wash hand basin, space for appliances.

FIRST FLOOR LANDING
Velux window to rear, fitted carpet, fitted storage cupboard and airing cupboard

BEDROOM 1
13'2" x 9'5"
Double glazed window to front, fitted carpet, electric heater.

BEDROOM 2
9'9" x 9'8" max
Double glazed window to front, fitted carpet, electric heater, store cupboard.

BATHROOM
5'8" x 9'6"
Window to rear, four piece suite with bath, low level WC, wash hand basin, bidet.

LOCATION
The house is situated just off Church Street in Werrington village, conveniently located just walking distance to amenities, pubs, bus routes and doctors.

LEASEHOLD NOTES
The property is leasehold and situated within an over 55's development. There is a service charge payable of £182 per month, to include buildings insurance, annual boiler service, driveway maintenance, external window clean and upkeep of the communal gardens. The lease length commenced from 24/06/1986 with a 999 year term. Please note that the scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

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. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

SERVICES
Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	37		
(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	