



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Somerville,
Peterborough, PE4 5BD
Offers in Excess of £180,000

SUMMARY

- Two Bedroom Bungalow
- Kitchen Diner
- Living Room
- Bathroom
- Sunny Rear Garden
- Off Road Parking Space
- UPVC Double Glazed Windows & Doors
- Quiet & Private Location





*** OFF ROAD PARKING ***

*** SUNNY REAR GARDEN ***

Spacious and private two bedroom bungalow, briefly comprising; Entrance Hall & cupboard space, Kitchen Diner, Living Room, Inner Hallway & cupboard space, Two Bedrooms, Bathroom, Off Road Parking and a private landscaped rear garden with shed storage.

The property benefits from UPVC double glazed windows and doors through out, a side gated access to the rear garden and a designated off road parking space at the front of the property.

Location... The village of Werrington is situated approximately 4 miles north of the Peterborough city centre. It offers a good range of facilities including post office/store, a number of public houses, St John the Baptist Church and a range of educational facilities including a secondary school. The Werrington Centre is a short distance away and offers a good range of shopping facilities and a sports centre. The Cathedral City of Peterborough is the main regional centre with a wider range of shopping, educational and recreational facilities. From here there is a main line train link to London King's Cross with a publicised journey time of approximately 46 minutes; ideal for the commuter. The historic market towns of Stamford and Market Deeping are also located nearby...



Tenure: **Freehold**

EPC Rating: **TBC**

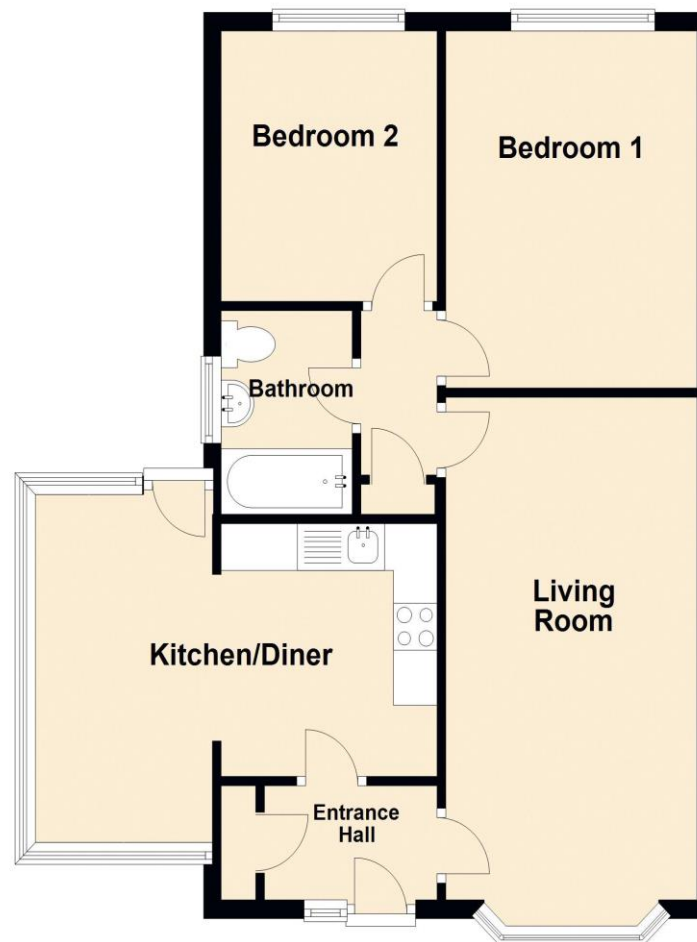
Council Tax Band: **A**

Local Authority: **Peterborough Council**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 sq. feet)

nest
ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk