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34 Tanglewood
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Guide price £250,000

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3 Bedroom Detached House | No Forward Chain | Garage & Driveway | Popular Werrington Location

A well-positioned three-bedroom detached house situated in the highly sought-after residential area of Werrington, offered to the market with NO FORWARD CHAIN.

This attractive home provides well-proportioned accommodation arranged over two floors and would make an ideal purchase for a family looking for a well-located home. It would also suit an investor, with an anticipated rental income of approximately £1,200 PCM.







Upon entering the property, you are welcomed by an entrance porch which leads into the spacious lounge/dining room. This is a versatile reception space, providing plenty of room for both comfortable family living and dining. The kitchen is situated to the rear of the property and offers a practical and functional space for everyday use.

Upstairs, the property offers two generously proportioned double bedrooms and a further single bedroom, together with a family bathroom, separate WC and landing area. The accommodation provides flexibility for growing families, guests or those requiring a home office.

Externally, the property benefits from a single garage and a driveway to the front providing off-road parking for up to three vehicles. To the rear is an enclosed garden, providing a private outdoor space which is ideal for children, entertaining or enjoying the warmer months.

The property further benefits from uPVC double glazed windows throughout and gas central heating, with a recently fitted combi boiler. The property has an EPC rating of C and is Council Tax Band C.

Werrington is a popular and established residential area to the north of Peterborough, particularly appealing to families due to its range of local amenities, schools, shops, recreational facilities and excellent access to the surrounding area. The local community offers a good selection of everyday conveniences, including supermarkets, independent shops, cafés, takeaways, pubs and other essential services, while the nearby Werrington Centre provides further shopping facilities.

Families are well served by a number of schools in and around Werrington, including Werrington Primary School, Welbourne Academy and Ken Stimpson Academy. The area also benefits from local sporting and recreational facilities, green spaces and community amenities, making it a convenient location for day-to-day family life.

The property's position also provides access to Peterborough city centre and the wider road network, with convenient connections towards the A15 and Werrington Parkway, making this a practical base for commuters and those needing access to the surrounding areas.

In our valuers' opinion, this would make a fantastic family home, offering generous accommodation, private outside space, a garage and ample driveway parking, all within a popular and well-established residential location.

For investors, the property also represents an opportunity to acquire a three-bedroom detached home with an anticipated rental income of £1,200 PCM, subject to market conditions.

Offered for sale with NO FORWARD CHAIN, early viewing is highly recommended to fully appreciate the accommodation, potential and location this property has to offer.

Porch - 2'8 x 3'7

Lounge - 20'1 x 12'4

Laminate flooring, two radiators, uPVC double glazers windows facing the front and rear, stairs to first floor landing.

Kitchen - 7'2 x 11'8

Tiled flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed door leading to garden. Fitted wall and base units, single electric oven with four ring gas hob and extractor over, space for washing machine and fridge. Part tiled walls. Single sink with mixer tap and drainer.

Landing -

Carpeted flooring, wooden doors to all first accommodation, loft access.

Bedroom One - 12'4 x 10'8 (Max)

Laminate flooring, radiator, uPVC double glazed window facing the front.

Bedroom Two - 12'4 x 10'3

Laminate flooring, radiator, uPVC double glazed window facing the front.

Bedroom Three - 7'6 x 9'6

Laminate flooring, radiator, uPVC double glazed window facing the rear.

W/C - 2'8 x 5'7

Tiled flooring, radiator, frosted uPVC double glazed window to the side, part tiled walls, standard WC.

Bathroom - 4'6 x 8'6

Vinyl flooring, heated towel rail, frosted uPVC double glazed window to the rear, pedestal mounted wash hand basin, panelled bath with shower over, part tiled walls, extractor fan.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with two patio areas, side gate.

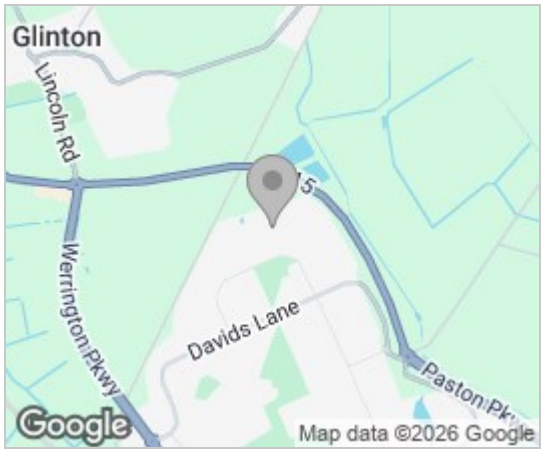
Front -

Driveway for three vehicles and an additional lawn area.

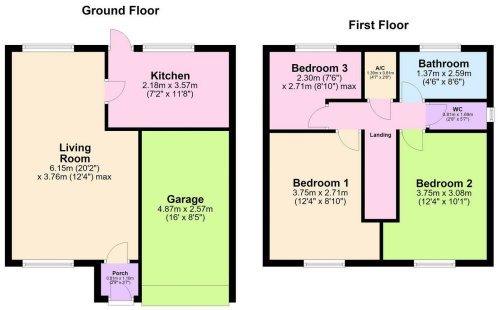
Garage - 16'0 8'5

Power and lighting, up and over door.

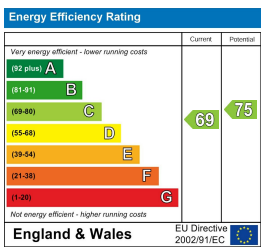
Area Map

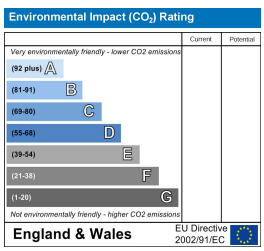


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract