



Guide Price: £37,500+

One-bedroom top floor flat

49 Somerville
Werrington
Peterborough, PE4 5BB

OVERVIEW

For sale by online auction the property comprises a one-bedroom top floor flat in a two storey building. This property is suitable for investors or owner occupiers and is to be sold with no chain.

The property enjoys strong transport links with the A15 being easily accessible and providing direct routes into Peterborough city centre which is located approximately 4.7 miles away. The A15 also provides access north to local areas Market Deeping and Bourne. The A47 can also be found nearby providing connections both to the east and west across the region, whilst the A1 offers access to London, the Midlands and the north of the country.

Peterborough railway station is located approximately 5 miles away from the property. It provides direct services to London, Birmingham, Edinburgh, Leeds, and many more locations making it ideal for commuters.

The property is situated within Somerville, a well-established residential development in the heart of Werrington .

Lot No.5

Auction date: 24 & 25 June 2026

Floor Areas

Total floor area 40 m2 / 430 ft2
(taken from EPC)

Council Tax

Rated within council tax band A

EPC

This property is rated with EPC band D and expires on 16 October 2033 <https://find-energy-certificate.service.gov.uk/energy-certificate/9038-3931-1200-4187-2200>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Flood Risk

<https://www.gov.uk/check-long-term-flood-riskBuyers>

Tenure

Leasehold - Unexpired term of approx. 78 years

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT.

Deposit

10% deposit payable in addition to the Buyer's Premium.

FEATURES

- Online auction date 24 & 25 June 2026
- Off-road car parking space
- Leasehold - Unexpired term of approx. 78
- Suitable for investors or owner occupiers
- Good rental location
- Guide price £37,500+
- Top floor flat in a two storey building
- Strong transport links
- No chain
- One double bedroom

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