



Chaucer Road, Peterborough, PE1 3LR



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£230,000



Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- Lounge & Kitchen Diner
- Family Bathroom & Downstairs WC
- GARAGE & DRIVEWAY
- PRIVATE REAR GARDEN
- EPC rating = D
- Freehold





This semi-detached family home benefits from THREE BEDROOMS, GARAGE and a PRIVATE GARDEN to the rear. The well presented accommodation comprises of an entrance hall, lounge to the front, kitchen diner to the rear, rear lobby providing access to a useful downstairs WC, with the first floor landing separating three bedrooms and family bathroom. Outside there are gardens to both front and rear, the latter being both private and enclosed, with driveway parking leading to a garage.

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ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Followell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

Room Measurements

Entrance Hall

Lounge 3.4m x 4.7m (11ft x 15.5ft)

Kitchen Diner 4.3m x 2.7m (14ft x 9ft)

Rear Lobby

WC

Landing

Bedroom One 3.4m x 3.5m (11ft x 11.5ft)

Bedroom Two 3.4m x 4m (11ft x 13ft)

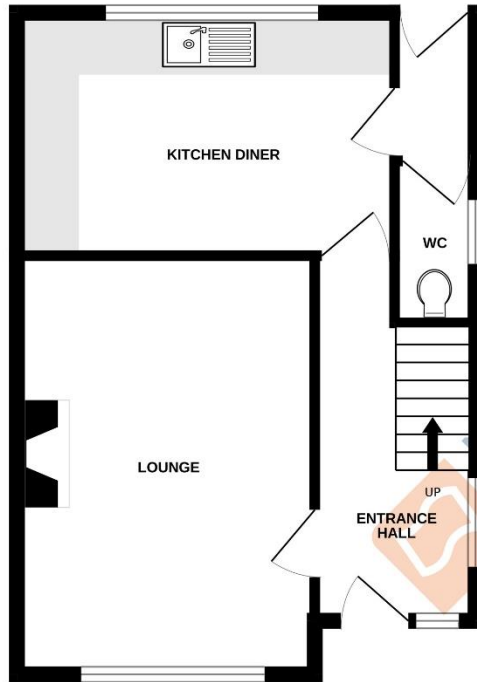
Bedroom Three 2.4m x 1.8m (8ft x 6ft)

Family Bathroom 2.1m x 1.7m (7ft x 5.5ft)

Garage

Council Tax Band = B

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC