



Snowley Park, Whittlesey, Peterborough, PE7 1PF

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- THREE BEDROOMS
- SEMI DETACHED HOME
- EN-SUITE TO MAIN BEDROOM
- PERFECT FIRST TIME BUYER HOME
- Cul-de-sac location
- Private rear garden
- Close to primary and secondary education
- EPC - B
- Freehold

**OIEO £235,000**





A modern semi-detached house benefiting from DRIVEWAY PARKING to the side and a SUPERB OUTLOOK ON THE INSIDE, making an ideal first-time home or investment opportunity. The well presented accommodation comprises of an entrance hall, downstairs WC, dual-aspect lounge, modern kitchen diner with french doors out onto the rear garden, with the first floor landing separating THREE BEDROOMS, where the main bedroom hosts an en-suite shower room, as well as the family bathroom. Outside there is driveway parking to the side, as well as a low maintenance west-facing garden also to the rear.

Entrance Hall

Wc

Lounge 3.7m x 5.2m (12ft x 17ft)

Inner Hall

Kitchen/diner 3.4m x 4.9m (11ft x 16ft)

Landing

Bedroom 1 11m x 10m (36.1ft x 32.8ft)

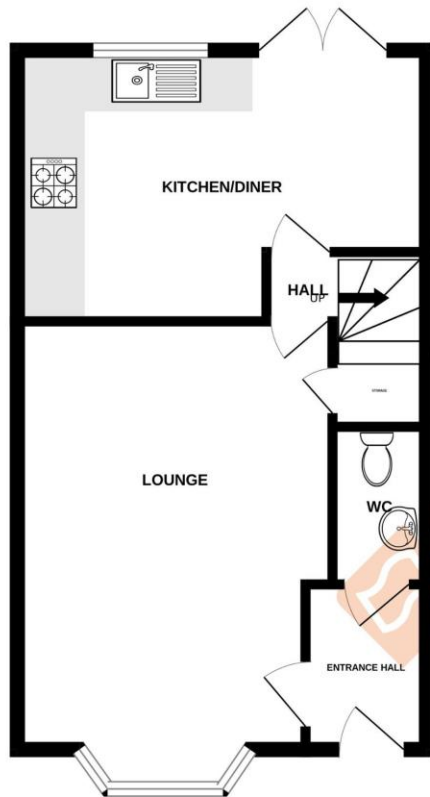
En-suite

Bedroom 2 13m x 8m (42.7ft x 26.2ft)

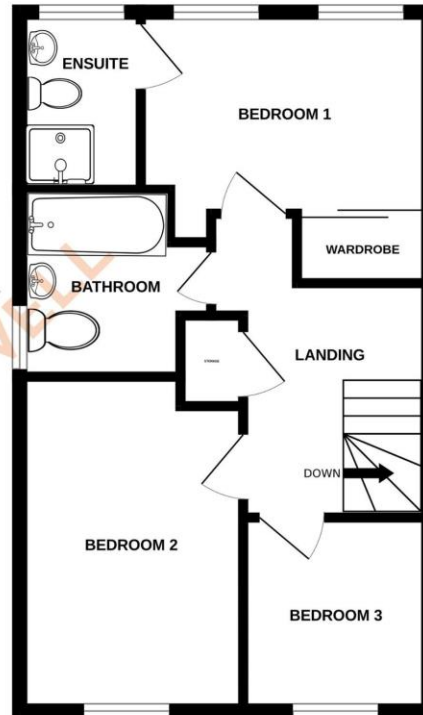
Bedroom 3 7.5m x 7m (24.6ft x 23ft)

Bathroom

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell 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 £300 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 £200 if you use their services.

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