



Church Street, Stanground, Peterborough, PE2 8HF

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- THREE BEDROOMS
- END OF TERRACED HOME
- EXTENDED FAMILY HOME
- Two Reception Rooms
- Two Bathrooms
- Double Garage
- Close to local amenities and schools
- EPC Rating E
- Freehold

Guide Price £225,000 - £250,000







This DECEPTIVELY SPACIOUS end of terrace home presents an individual offering being sold with NO ONWARD CHAIN, with a DOUBLE GARAGE and vehicular access to the rear. The accommodation of the property comprises of an entrance hall, TWO RECEPTION ROOMS, kitchen, rear utility area, shower wet room, THREE BEDROOMS and a five-piece family bathroom. Outside the property offers a rear garden, gated access offering vehicular access and a double garage offering the space and potential for development and conversion, subject to planning permission.







Entrance Hall

Lounge 12'0" x 19'0" (3.7m x 5.8m)

Dining Room 11'6" x 19'6" (3.5m x 5.9m)

Kitchen 17'0" x 13'0" (5.2m x 4m)

Utility Room/Conservatory 13'0" x 11'0" (4m x 3.4m)

Shower Room 4'0" x 11'0" (1.2m x 3.4m)

Double Garage 25'0" x 37'0" (7.6m x 11.3m)

Office/Study 25'0" x 26'0" (7.6m x 7.9m)

Landing

Bedroom One 12'0" x 15'0" (3.7m x 4.6m)

Bedroom Two 9'0" x 15'0" (2.7m x 4.6m)

Bedroom Three 9'0" x 7'6" (2.7m x 2.3m)

Bathroom 9'0" x 8'0" (2.7m x 2.4m)

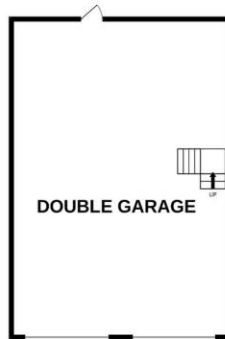








GROUND FLOOR  
1855 sq.ft. (172.3 sq.m.) approx.



1ST FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 3028 sq.ft. (281.3 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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**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**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.