



43 Eye Road, Dogsthorpe, Peterborough, PE1 4SA

 **NEWTON FALLOWELL**

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Key Features

- Spacious Semi-Detached Bungalow
- THREE BEDROOMS
- Lounge & Kitchen Diner
- Shower Room & Additional WC
- EXTENSIVE DRIVEWAY & GARAGE
- Gardens to Front & Rear
- Ideally Positioned for Amenities & City Centre
- EPC Rating E (2020)
- Freehold

£350,000





This deceptively spacious semi-detached bungalow sits on an EXTENSIVE PLOT boasting gardens to both front and rear and an abundance of driveway parking leading to the GARAGE. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge, modern kitchen diner, THREE BEDROOMS and a contemporary shower room. To the front of the home there is driveway parking for multiple vehicles, with the property also benefiting from a garage and an enclosed garden to the rear.

Entrance Hall

WC

Lounge 17'6" x 24'6" (5.3m x 7.5m)

Kitchen Diner 11'6" x 16'0" (3.5m x 4.9m)

Inner Hall

Bedroom One 10'6" x 11'0" (3.2m x 3.4m)

Bedroom Two 9'0" x 12'0" (2.7m x 3.7m)

Bedroom Three 12'0" x 9'0" (3.7m x 2.7m)

Shower Room 6'6" x 8'6" (2m x 2.6m)

Garage





Council Tax Information 0.00m x 0.00m (0'0" x 0'0")

Local Authority: Peterborough City Council
Council Tax Band: D

Disclaimer 0.00m x 0.00m (0'0" x 0'0")

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Note to Buyers 0.00m x 0.00m (0'0" x 0'0")

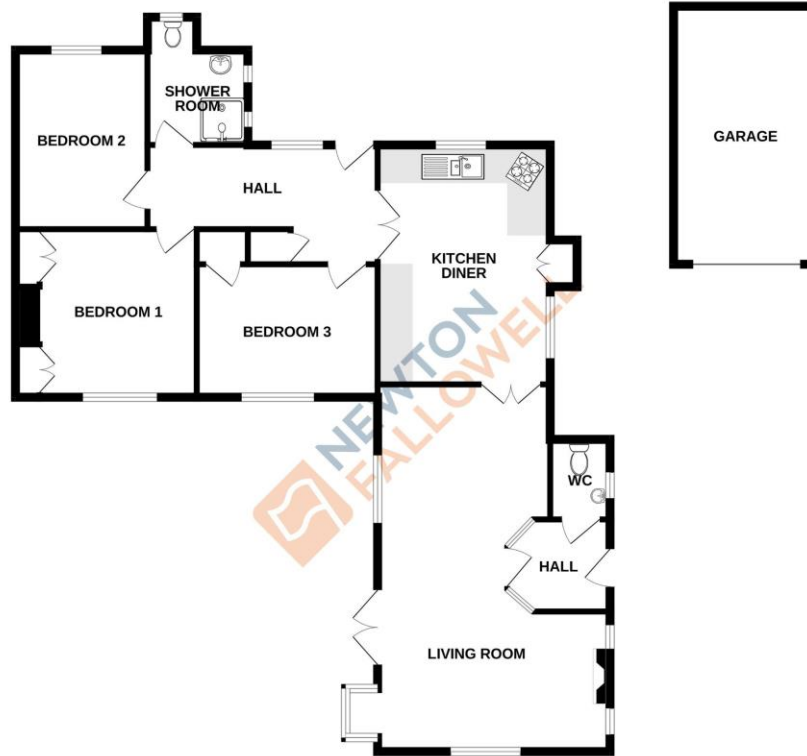
Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. 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. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.





GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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: D

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.