



706 Lincoln Road, Peterborough, PE1 3HH

 **NEWTON FALLOWELL**



Key Features

- Original Railway Cottage
- TWO DOUBLE BEDROOMS
- Spacious Lounge & Kitchen with Pantry
- Downstairs WC & Bathroom
- Permit Parking to Front & Potential Parking to Rear
- Low Maintenance Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide price £165,000 - £175,000





An original great northern railway cottage on the old Lincoln Road circa 1900's, being sold with the advantage of NO ONWARD CHAIN and potential for off-road parking to the rear. The accommodation comprises of a living room to the front, kitchen with useful pantry storage, inner hall leading to a downstairs WC and bathroom, whilst to the first floor there are TWO DOUBLE BEDROOMS. Outside to the rear is a private low maintenance garden with potential for off-road parking and to the front there is a courtyard garden and permit parking.



Living Room 15'0" x 11'0" (4.6m x 3.4m)

Kitchen 10'0" x 10'0" (3m x 3m)

Inner Hall

Family Bathroom 9'0" x 5'0" (2.7m x 1.5m)

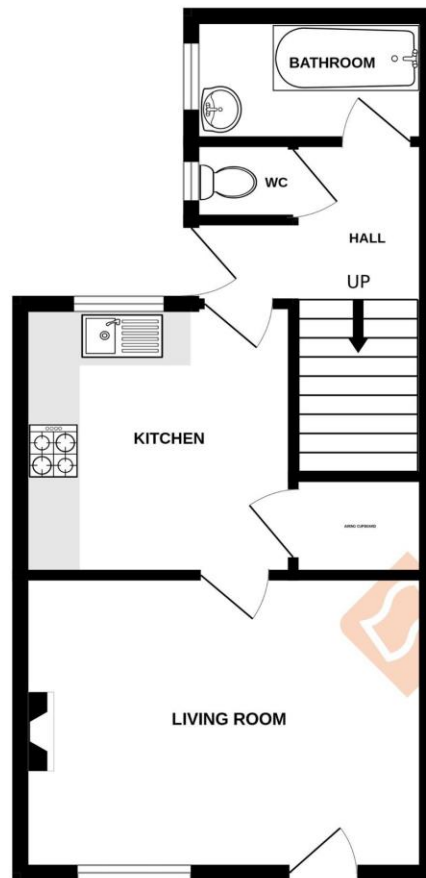
WC 4'0" x 3'0" (1.2m x 0.9m)

Landing

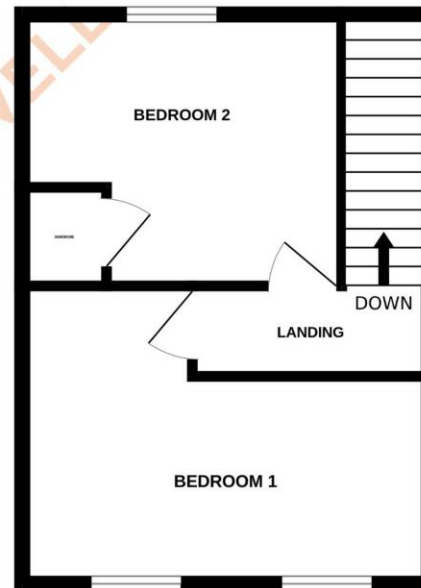
Bedroom One 15'0" x 11'0" (4.6m x 3.4m)

Bedroom Two 12'0" x 10'0" (3.7m x 3m)

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



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.

TOTAL FLOOR AREA: 713 sq.ft. (66.2 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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