



22 Sallows Road, Peterborough, PE1 4EU

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Bay-Fronted Semi-Detached Home
- RECENTLY REFURBISHED
- NEWLY FITTED KITCHEN & FOUR-PIECE BATHROOM
- THREE BEDROOMS
- THREE RECEPTION SPACES
- GARAGE & DRIVEWAY
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

Guide Price £290,000 - £300,000





This bay-fronted semi-detached home is situated within a sought-after cul-de-sac position having been RECENTLY REFURBISHED to include a NEW KITCHEN & NEW FOUR-PIECE FAMILY BATHROOM, with a PRIVATE SOUTH-FACING GARDEN to the rear. The ground floor benefits from recently fitted flooring, with the accommodation comprising of an entrance hall, bay-fronted lounge open through to dining room, a new stunning kitchen with an abundance of storage and conservatory found to the rear. Upstairs the first floor landing separates THREE BEDROOMS and family bathroom, with the bathroom boasting a newly fitted and impressive four-piece suite to include both bath and shower cubicle. Outside there is driveway parking to the front aspect, garage to the side and an enclosed south-facing garden, which is non-overlooked to the rear.

Entrance Hall

Lounge 12'0" x 13'6" (3.7m x 4.1m)

Dining Room 11'0" x 12'0" (3.4m x 3.7m)

Conservatory 9'6" x 7'0" (2.9m x 2.1m)

Kitchen 6'0" x 16'6" (1.8m x 5m)

Landing

Bedroom One 11'6" x 13'6" (3.5m x 4.1m)

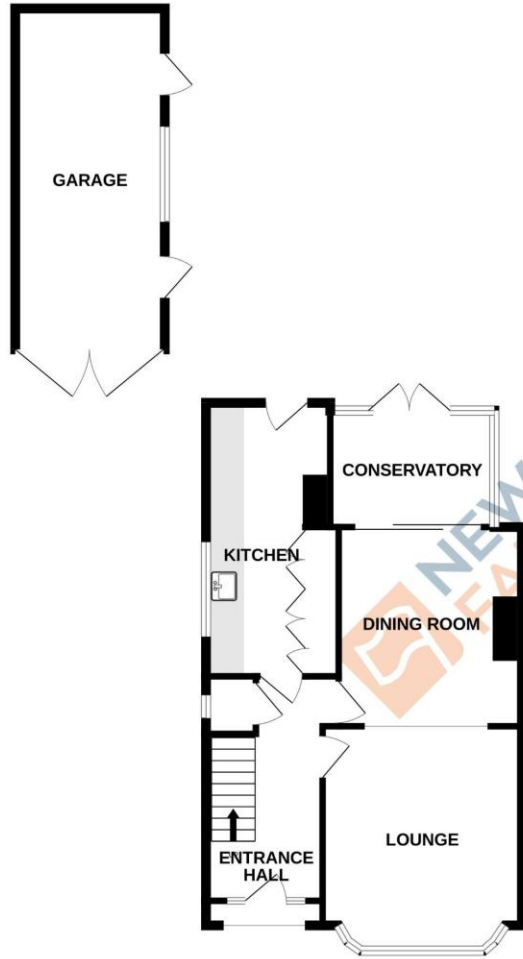
Bedroom Two 10'6" x 12'0" (3.2m x 3.7m)

Bedroom Three 6'6" x 7'6" (2m x 2.3m)

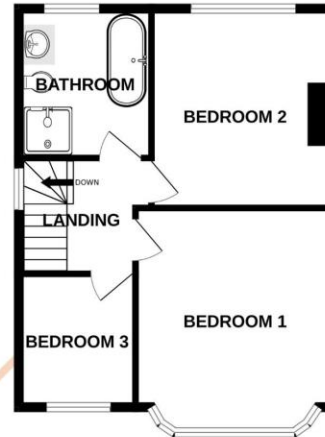
Family Bathroom 7'0" x 8'6" (2.1m x 2.6m)

Garage 9'0" x 20'6" (2.7m x 6.2m)

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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: C

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.