



38 Beverstone, Orton Brimbles, Peterborough, PE2 5YN

 **NEWTON FALLOWELL**



Key Features

- End of Terrace Family Home
- TWO DOUBLE BEDROOMS
- Modern Kitchen with Integrated Appliances
- Spacious Lounge & Conservatory
- Contemporary Family Bathroom
- DRIVEWAY PARKING TO FRONT & REAR
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





A well presented end of terrace family home boasting a TWO DOUBLE BEDROOMS and a SOUTH-FACING REAR GARDEN, tucked away in a popular cul-de-sac position and making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall with useful built-in shoe/coat storage, modern kitchen with integrated appliances to include fridge, freezer, dishwasher and oven, spacious lounge and conservatory to the rear, with radiator and TV aerial, with two bedrooms located upstairs alongside a contemporary family bathroom. Outside the property benefits from driveway parking to both front and rear for multiple vehicles, with gated access from both driveways to the south-facing rear garden, which boasts patio seating, lawn, external tap and shed storage.

Entrance Hall 5'0" x 7'0" (1.5m x 2.1m)

Kitchen 8'0" x 7'0" (2.4m x 2.1m)

Lounge Diner 13'0" x 16'0" (4m x 4.9m)

Conservatory 11'0" x 7'6" (3.4m x 2.3m)

Landing

Bedroom One 13'0" x 8'6" (4m x 2.6m)

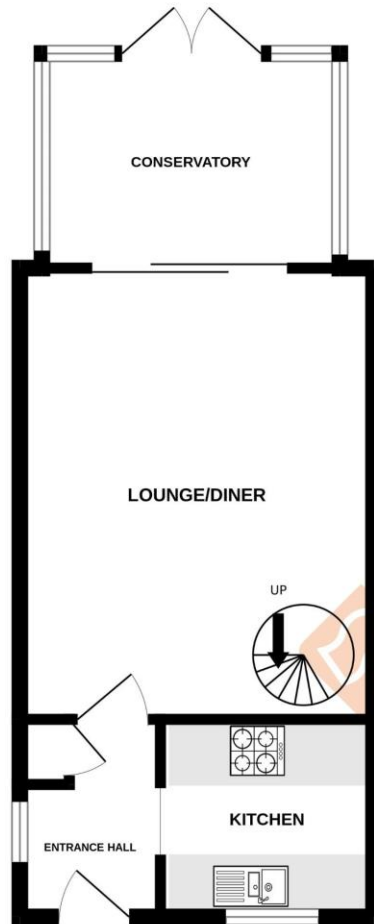
Bedroom Two 13'0" x 7'0" (4m x 2.1m)

Family Bathroom 4'6" x 7'0" (1.4m x 2.1m)

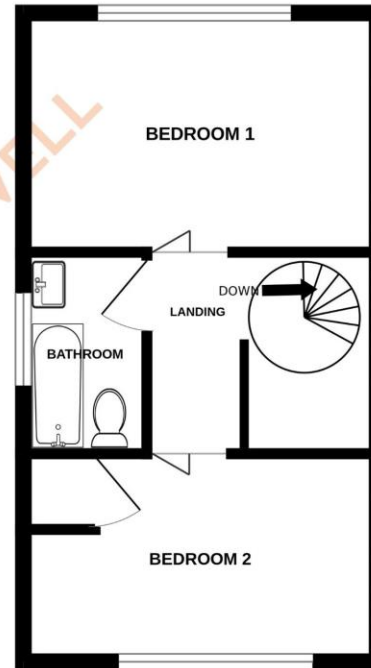
Owner Refurbishments

The property has been refurbished by the current owners to include new windows and doors (2021, accompanied by FENSA certification), Hilary's blinds, Worcester Bosch boiler (2018, with full service history since - most recently in November 2023), Howdens kitchen (2019) and new bathroom (2015).

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



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.

TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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