



165 Crown Street, Peterborough, PE1 3JA

 **NEWTON FALLOWELL**



## Key Features

- Well Presented Detached Bungalow
- TWO BEDROOMS
- Spacious Lounge
- Kitchen & Conservatory
- Three-Piece Family Bathroom
- Driveway Parking for Multiple Vehicles
- Private Rear Garden
- EPC Rating D
- Freehold

**OIRO £245,000**





This detached bungalow is situated within close proximity to local amenities and offers well presented accommodation to include TWO DOUBLE BEDROOMS and TWO RECEPTION SPACES. The centralised entrance hall provides access to a spacious lounge and kitchen, with the garden room accessible from the lounge and provides an ideal dining area. The two bedrooms are serviced by the family bathroom, which hosts a three-piece white suite. Outside to the front aspect there is driveway parking for multiple vehicles, whilst to the rear the garden is generous and private, offering lawn and patio seating.

Entrance Hall

Living Room 12'0" x 18'0" (3.7m x 5.5m)

Garden Room 12'0" x 12'0" (3.7m x 3.7m)

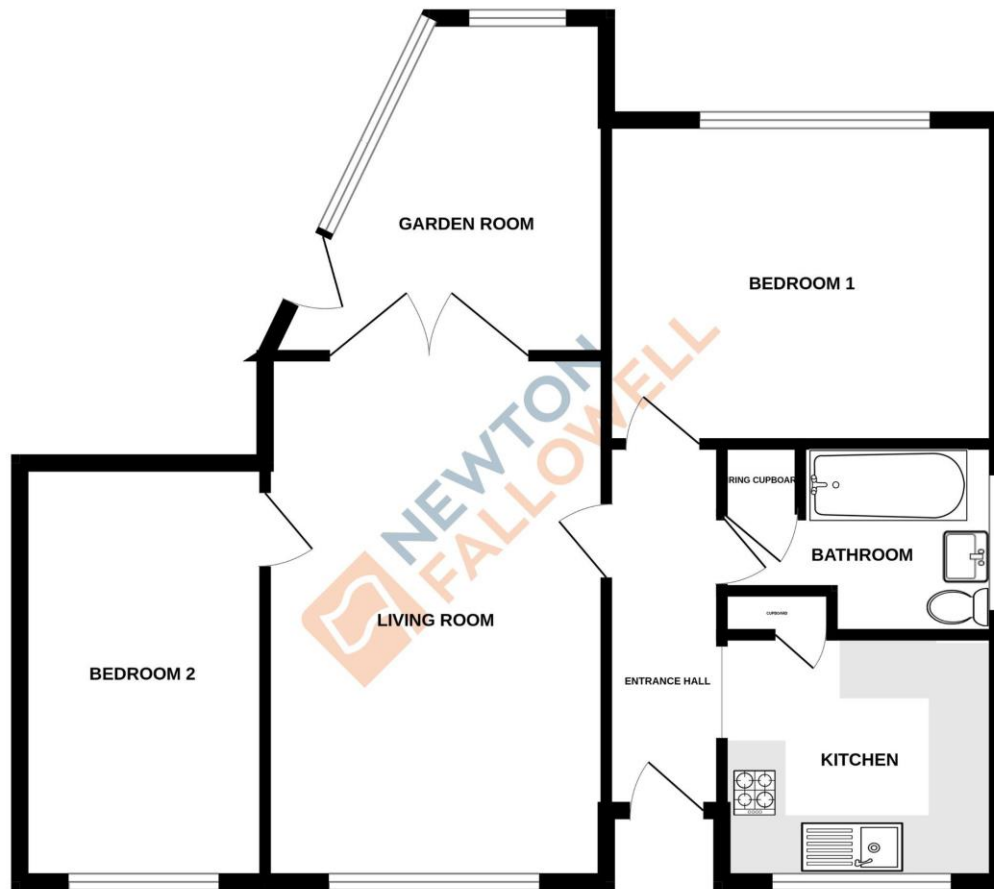
Kitchen 10'0" x 9'0" (3m x 2.7m)

Bedroom One 13'6" x 11'0" (4.1m x 3.4m)

Bedroom Two 8'6" x 14'0" (2.6m x 4.3m)

Family Bathroom 9'6" x 6'6" (2.9m x 2m)

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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**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.

