



22 Portchester Close, Peterborough, PE2 8UP

 **NEWTON FALLOWELL**





## Key Features

- Modern Terraced Family Home
- TWO BEDROOMS
- RECENTLY RE-FITTED KITCHEN & SHOWER ROOM
- Spacious Lounge
- Off-Road Parking to Front Aspect
- Low Maintenance Rear Garden
- Ideal First-Time Home or Investment
- EPC Rating C
- Freehold

£210,000





This modern family home benefits from TWO BEDROOMS and RECENTLY RE-FITTED BREAKFAST KITCHEN & SHOWER ROOM, making an ideal first-time home or investment opportunity tucked away in a popular cul-de-sac position. The well presented accommodation comprises of an entrance hall, spacious lounge to the front, modern breakfast kitchen to the rear with breakfast bar seating and access onto the garden, with the first floor landing separating two bedrooms, one of which benefits from built-in storage, as well as the contemporary shower room, hosting a three-piece suite including walk-in shower. Outside to the front aspect there is off-road parking and to the rear the garden is low maintenance and fully enclosed.

Porch

Living Room 12'0" x 15'0" (3.7m x 4.6m)

Kitchen/Breakfast Room 12'0" x 8'0" (3.7m x 2.4m)

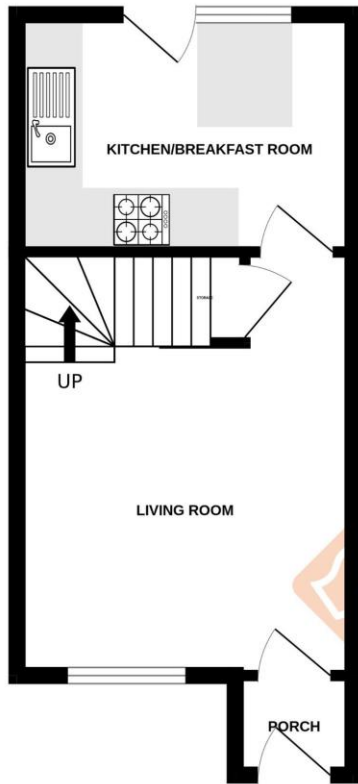
Landing

Bedroom One 12'0" x 8'6" (3.7m x 2.6m)

Bedroom Two 12'0" x 8'0" (3.7m x 2.4m)

Shower Room 8'6" x 6'0" (2.6m x 1.8m)

GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 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: 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.