



6 Burswood, Orton Goldhay, Peterborough, PE2 5LQ

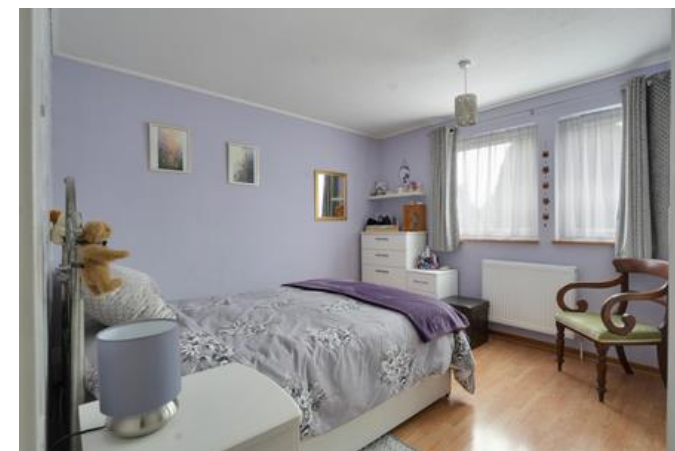
 **NEWTON FALLOWELL**



Key Features

- Spacious Detached Bungalow
- THREE BEDROOMS
- Lounge, Kitchen & Conservatory
- Three-Piece Family Bathroom
- Driveway, Car Port & Garage
- WEST-FACING REAR GARDEN
- Cul-De-Sac Position
- EPC Rating C
- Freehold

OIEO £250,000





This detached bungalow is situated in a cul-de-sac position and benefits from THREE BEDROOMS and a WEST-FACING GARDEN to the rear. The well presented accommodation comprises of an entrance hall, lounge, conservatory to the rear offering a further living or dining space overlooking the garden, kitchen, three bedrooms and a three-piece family bathroom. Outside there is an extensive front garden and driveway leading to the car port and garage, whilst to the rear the garden is low maintenance, enclosed and west-facing.

Entrance Hall

Lounge 11'6" x 17'0" (3.5m x 5.2m)

Conservatory 15'6" x 10'6" (4.7m x 3.2m)

Kitchen 11'0" x 11'0" (3.4m x 3.4m)

Bedroom One 11'6" x 11'0" (3.5m x 3.4m)

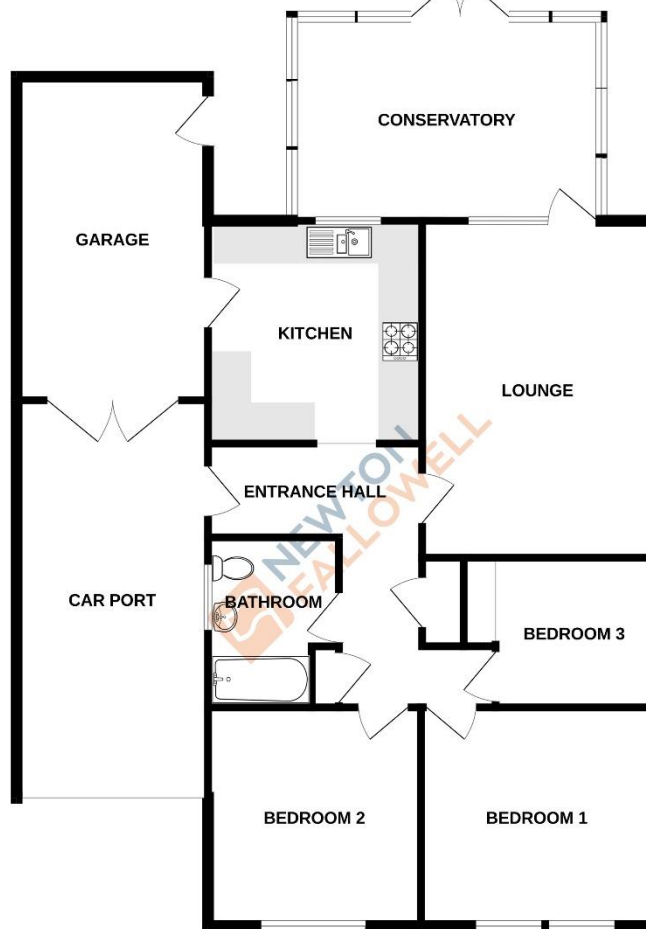
Bedroom Two 11'0" x 11'0" (3.4m x 3.4m)

Bedroom Three 7'6" x 8'0" (2.3m x 2.4m)

Family Bathroom 6'6" x 8'6" (2m x 2.6m)

Garage 9'6" x 16'6" (2.9m x 5m)

GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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.

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