



2 Leighton, Orton Malborne, Peterborough, PE2 5QB

 **NEWTON FALLOWELL**



Key Features

- Spacious Terraced Family Home
- TWO/THREE BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen, Downstairs WC & Contemporary Bathroom
- Low Maintenance Rear Garden
- Overlooking Green to Front Aspect
- Ideal First-Time Home or Investment
- EPC Rating TBC
- Freehold

£190,000





This spacious terraced family home offers THREE RECEPTION ROOMS and a potential third bedroom, whilst making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, kitchen with pantry storage, three reception rooms in the form of the lounge, family room and dining room, with the dining room having hosted the potential to be used as a downstairs third bedroom, whilst the first floor landing separates two double bedrooms and a contemporary family bathroom. Outside the property overlooks a green to the front aspect with on street parking nearby, with the rear garden being fully enclosed and low maintenance with artificial lawn and patio seating.

Entrance Hall

WC

Family Room 9'6" x 14'6" (2.9m x 4.4m)

Lounge 15'6" x 12'0" (4.7m x 3.7m)

Dining Room/Bedroom Three 9'0" x 12'0" (2.7m x 3.7m)

Kitchen 9'0" x 14'6" (2.7m x 4.4m)

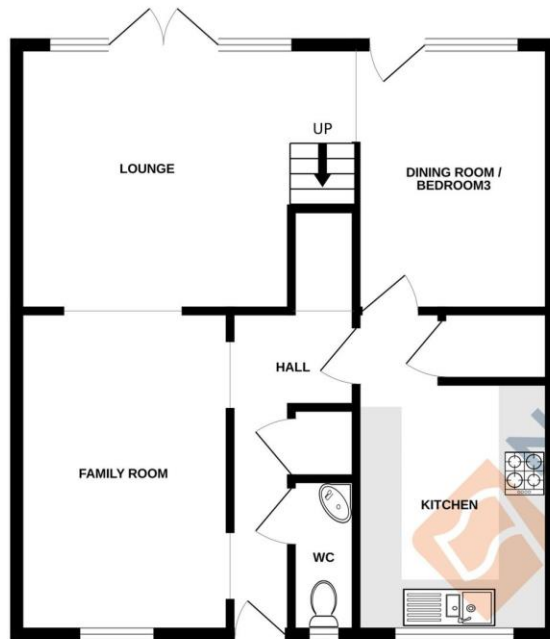
Landing

Bedroom One 9'6" x 14'6" (2.9m x 4.4m)

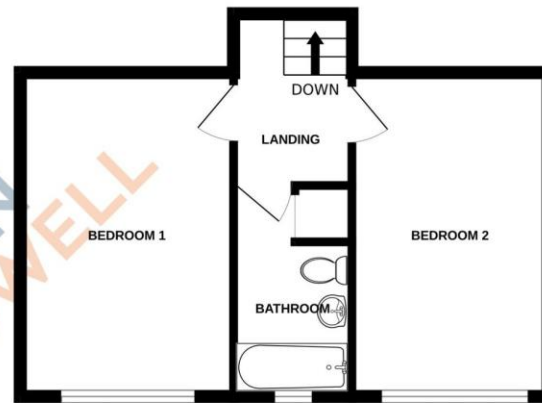
Bedroom Two 9'0" x 14'6" (2.7m x 4.4m)

Family Bathroom 5'6" x 9'6" (1.7m x 2.9m)

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 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: A

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.