



 **NEWTON**
FALLOWELL

59 Birchtree Avenue, Dogsthorpe, Peterborough, PE1 4HP

 **NEWTON FALLOWELL**



Key Features

- Semi-Detached Family Home
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Fitted Kitchen
- Contemporary Bathroom & Downstairs WC
- GARAGE, DRIVEWAY & LOW MAINTENANCE GARDENS
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£230,000





This semi-detached home is being sold with NO ONWARD CHAIN and benefits from TWO DOUBLE BEDROOMS and TWO RECEPTION ROOMS, as well as a GARAGE. The accommodation comprises of an entrance hall, lounge open to dining room, modern fitted kitchen, useful downstairs WC, with the first floor landing separating two double bedrooms and a contemporary family bathroom. Outside there are low maintenance gardens to both front and rear, with an abundance of parking available to the front aspect in front of the integral garage, which is ideal to be used for storage.

Entrance Hall

Lounge 3.95m x 4.24m (13'0" x 13'11")

Dining Room 3.89m x 2.83m (12'10" x 9'4")

Kitchen 2.85m x 5.09m (9'5" x 16'8")

WC

Landing

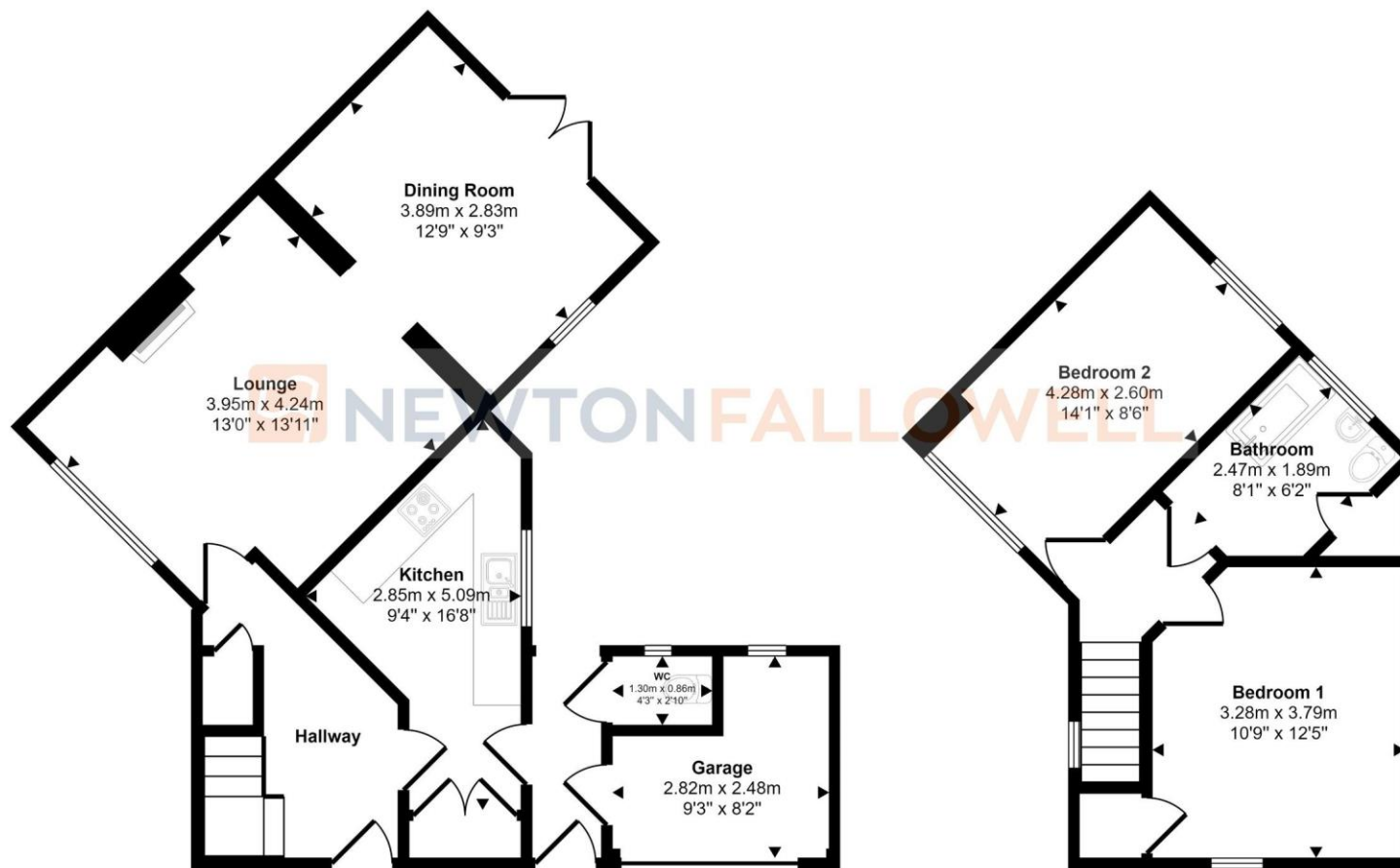
Bedroom One 3.28m x 3.79m (10'10" x 12'5")

Bedroom Two 4.28m x 2.60m (14'0" x 8'6")

Family Bathroom 2.47m x 1.89m (8'1" x 6'2")

Integral Garage 2.82m x 2.48m (9'4" x 8'1")

Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 57 sq m / 608 sq ft

First Floor
Approx 35 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

