



87 Montagu Road, Walton, Peterborough, PE4 6EP

 **NEWTON FALLOWELL**



Key Features

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- Double Garage to the Rear
- Close to Local Amenities
- Reffited Kitchen
- Contemporary WC and Shower Room
- EPC Rating TBC
- Freehold

£180,000





WELL PRESENTED TWO BEDROOM HOME! NO ONWARD CHAIN! It is within walking distance to Brotherhood retail park, both primary and secondary schools and bus routes. The property benefits from a entrance hall, lounge, dining room, modern kitchen, WC and a conservatory to the rear of this home, with patio doors leading to the south facing PRIVATE rear garden. To the first floor you have TWO DOUBLE BEDROOMS and modern shower room.

Outside to the rear is a PRIVATE SOUTH FACING REAR GARDEN, with access to a double garage. It is within walking distance to Brotherhood retail park, both primary and secondary schools and bus routes. Viewings are highly recommended to appreciate the space that is on offer.





Entrance Hall

Lounge 3.62m x 3.84m (11'11" x 12'7")

Dining Room 2.20m x 3.06m (7'2" x 10'0")

Kitchen 2.18m x 4.59m (7'2" x 15'1")

WC 1.28m x 1.48m (4'2" x 4'11")

Conservatory 4.46m x 3.79m (14'7" x 12'5")

Landing

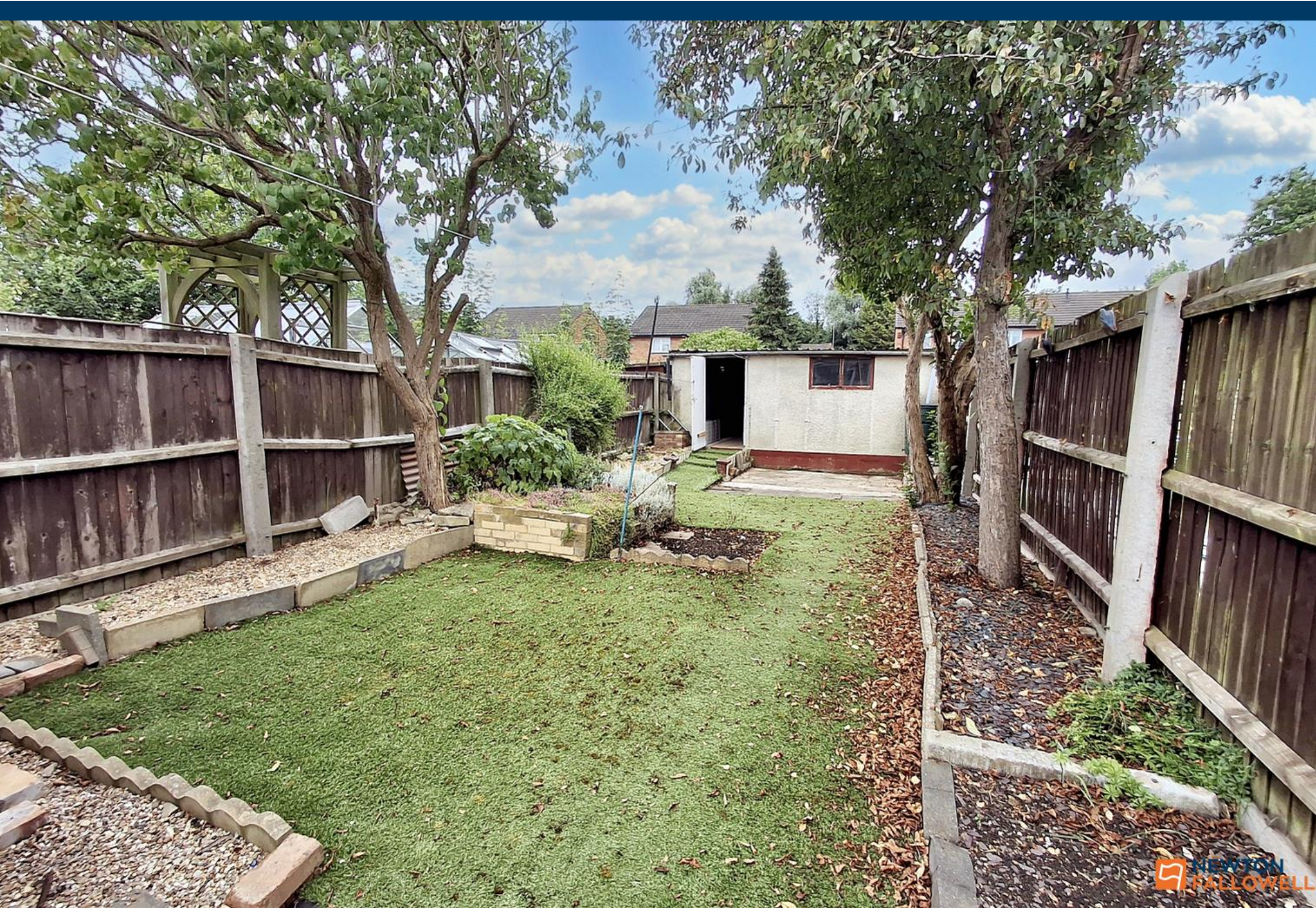
Bedroom One 3.74m x 3.12m (12'4" x 10'2")

Bedroom Two 2.68m x 3.05m (8'10" x 10'0")

Shower Room 1.79m x 1.67m (5'11" x 5'6")

Double Garage 4.94m x 6.52m (16'2" x 21'5")

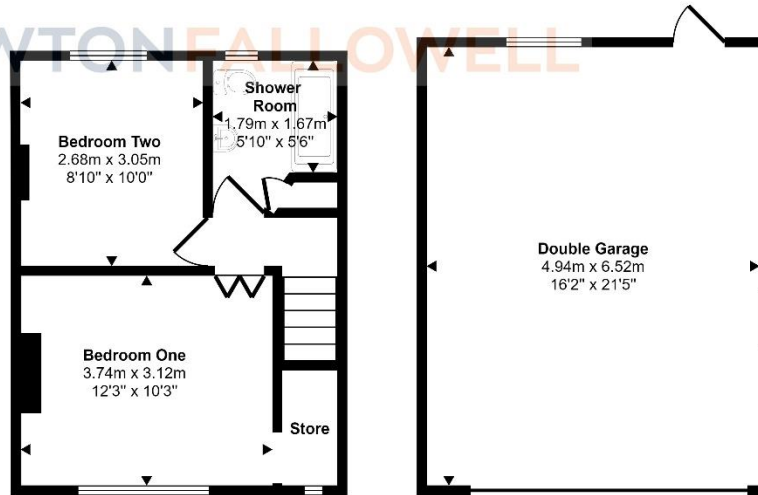




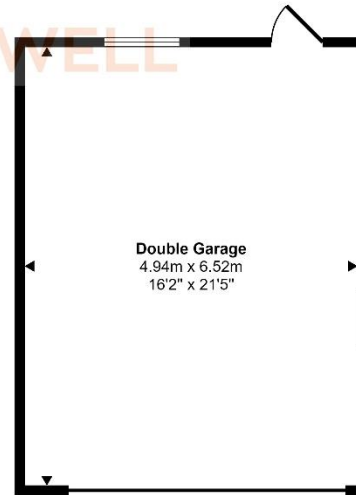
Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 60 sq m / 644 sq ft



First Floor
Approx 30 sq m / 318 sq ft



Double Garage
Approx 32 sq m / 347 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: 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.

