



 NEWTON
FALLOWELL

594 Fulbridge Road, Werrington, Peterborough, PE4 6SA

 **NEWTON FALLOWELL**



Key Features

- Spacious Semi-Detached Home
- GENEROUS PLOT TO FRONT, SIDE & REAR
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Upstairs Shower Room & Downstairs WC
- TWO GARAGES & EXTENSIVE DRIVEWAY
- Generous Garden & Private to Rear
- EPC Rating TBC
- Freehold

£250,000





This spacious semi-detached home is situated on a **GENEROUS PLOT** to front, side and rear offering **POTENTIAL FOR EXTENSION**. An extensive driveway offers parking for multiple vehicles in addition to the **TWO GARAGES**, whilst the generous garden benefits from being non-overlooked to the rear. The internal accommodation comprises of a centralised entrance hall, useful downstairs WC, spacious lounge with french doors onto the rear garden, generous kitchen open through to dining room, with the first floor landing separating **TWO DOUBLE BEDROOMS** and a contemporary shower room.





Entrance Hall

WC 0.78m x 1.49m (2'7" x 4'11")

Lounge 6.40m x 3.70m (21'0" x 12'1")

Dining Room 2.85m x 2.67m (9'5" x 8'10")

Kitchen 5.57m x 2.69m (18'4" x 8'10")



Landing

Bedroom One 2.99m x 4.61m (9'10" x 15'1")

Bedroom Two 3.26m x 3.56m (10'8" x 11'8")

Shower Room 1.43m x 1.88m (4'8" x 6'2")



Garage 4.64m x 2.79m (15'2" x 9'2")

Garage 4.62m x 2.84m (15'2" x 9'4")

Shed 2.32m x 2.84m (7'7" x 9'4")

Shed 2.38m x 2.72m (7'10" x 8'11")





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.

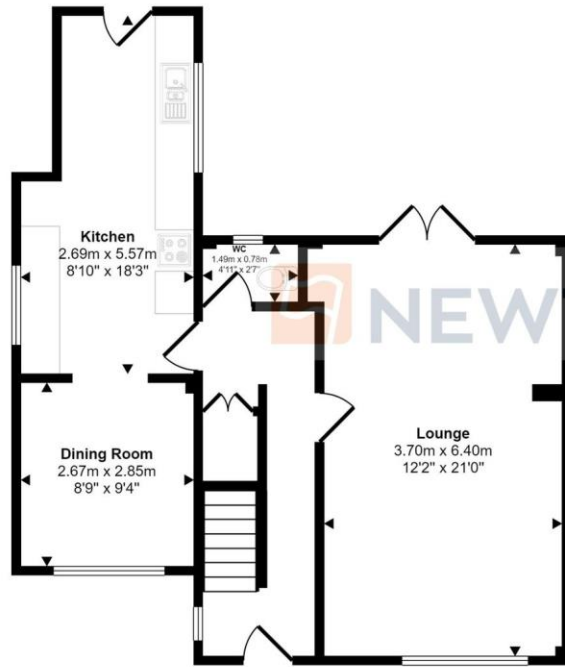
ANTI-MONEY LAUNDERING REGULATIONS:

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.

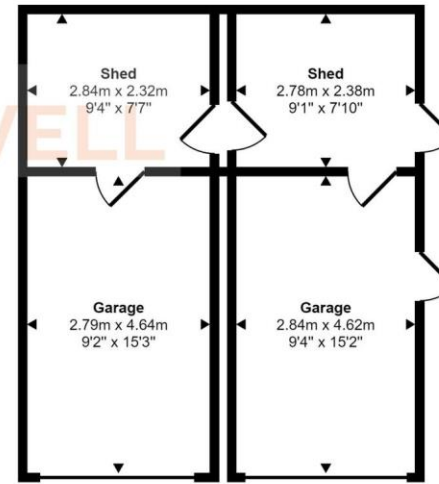
Approx Gross Internal Area
135 sq m / 1450 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Garage/Shed
Approx 41 sq m / 442 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.

