



66 Croyland Road, Walton, Peterborough, PE4 6HG

 **NEWTON FALLOWELL**

3 1 3

## Key Features

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- Three Reception Spaces & Kitchen
- Upstairs Shower Room
- DRIVEWAY PARKING FOR TWO VEHICLES
- Enclosed Rear Garden
- Walking Distance of Amenities & Schooling
- EPC Rating D
- Freehold

Offers In Excess Of £190,000





This EXTENDED terraced house could make an ideal first-time home or investment opportunity offering DRIVEWAY PARKING for two vehicles and situated within walking distance of amenities and schooling. The accommodation comprises of an entrance porch, bay-fronted lounge, dining room, conservatory open through to kitchen, with THREE BEDROOMS located to the first floor alongside a contemporary shower room. Outside there is driveway parking to the front aspect, alongside an enclosed garden to the rear offering lawn and shed storage.

Entrance Porch

Lounge 16'12" x 10'0" (5.2m x 3m)

Dining Room 16'12" x 9'6" (5.2m x 2.9m)

Conservatory 14'12" x 6'12" (4.6m x 2.1m)

Kitchen 10'12" x 8'0" (3.3m x 2.4m)

Landing

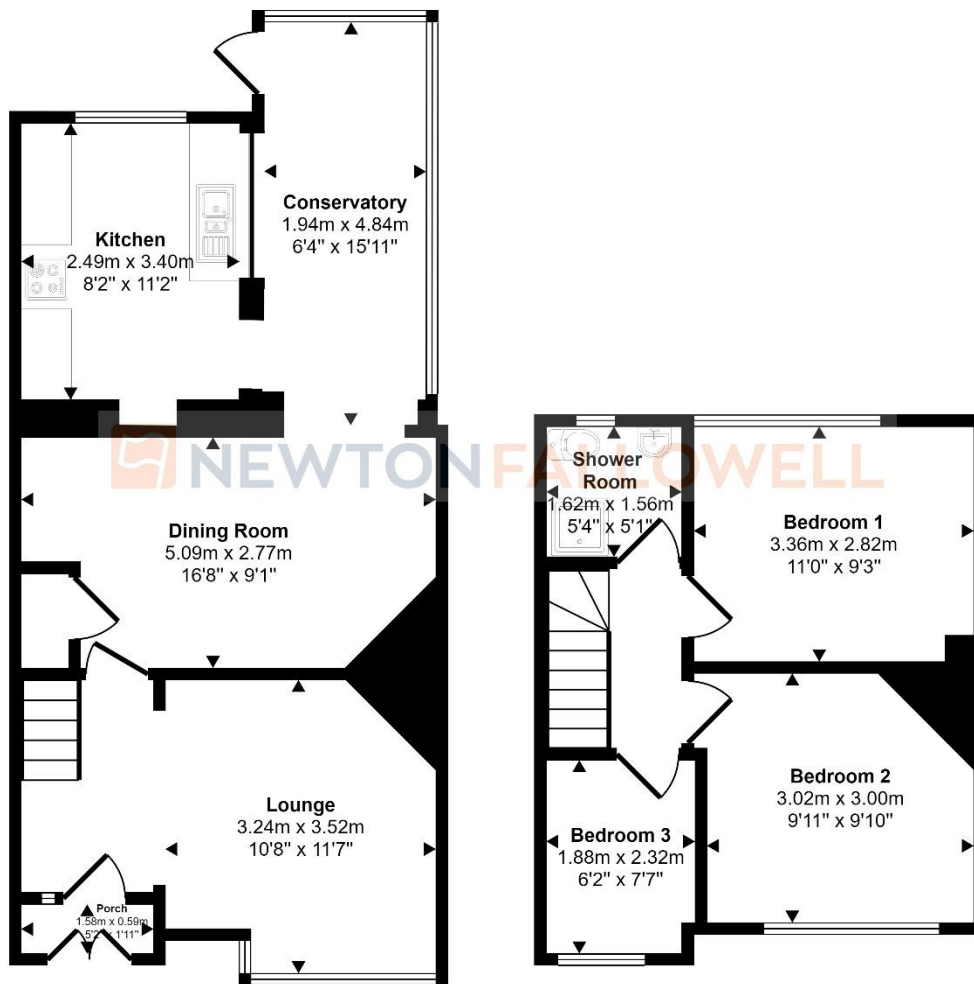
Bedroom One 10'12" x 9'6" (3.3m x 2.9m)

Bedroom Two 10'0" x 10'0" (3m x 3m)

Bedroom Three 6'6" x 8'0" (2m x 2.4m)

Shower Room

Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft

First Floor  
Approx 31 sq m / 335 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.

