



NEWTON  
FALLOWELL

17 Risby, Bretton, Peterborough, PE3 8QR

 **NEWTON FALLOWELL**



## Key Features

- Deceptively Spacious End Terrace Home
- THREE BEDROOMS
- Kitchen Diner with Integrated Appliances
- Spacious Lounge & Family Room
- Contemporary Family Bathroom & Downstairs WC
- Gardens to Side & Rear
- Ideal First-Time Home or Investment Opportunity
- EPC Rating TBC
- Freehold

**£220,000**





This deceptively spacious end of terrace home is tucked away in a cul-de-sac position and benefits from THREE BEDROOMS, gardens to side and rear, as well as an EXTENDED FAMILY ROOM. The well presented accommodation comprises of an entrance hall, useful downstairs WC, kitchen diner to the front of the home boasting integrated appliances to include full size fridge, full size freezer, microwave, warming draw, washing machine, tumble dryer, induction hob and dishwasher, spacious lounge to the rear alongside a extended family room offering an additional living or dining area, whilst the first floor landing separates three bedrooms and the family bathroom, with the main bedroom benefiting from a built-in wardrobe. Outside there are gardens to the side and rear of the home boasting decked and patio seating areas, lawn and shed storage, whilst there is a communal parking area within walking distance.

Porch 1.70m x 0.99m (5'7" x 3'2")

Entrance Hall

Lounge 5.38m x 3.20m (17'8" x 10'6")

Kitchen/Diner 3.46m x 4.71m (11'5" x 15'6")

Family Room 5.35m x 2.67m (17'7" x 8'10")

Wc 0.80m x 1.61m (2'7" x 5'4")

Landing

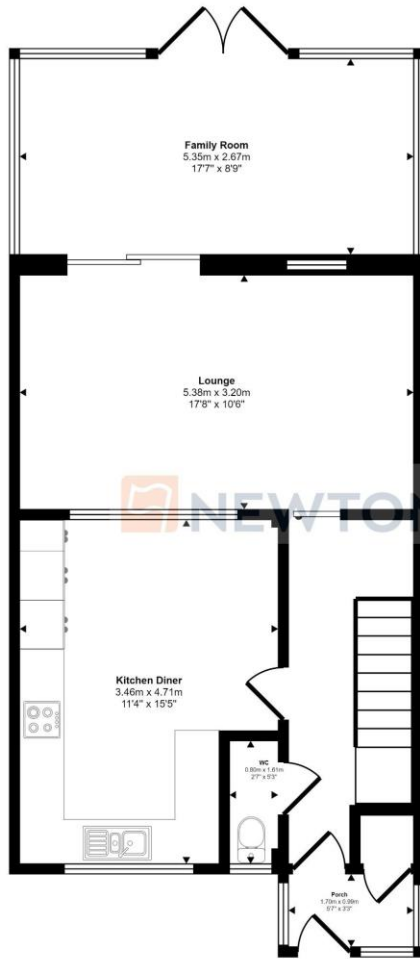
Bedroom One 2.92m x 3.54m (9'7" x 11'7")

Bedroom Two 2.63m x 3.80m (8'7" x 12'6")

Bedroom Three 2.33m x 2.63m (7'7" x 8'7")

Bathroom 2.62m x 1.74m (8'7" x 5'8")

Approx Gross Internal Area  
105 sq m / 1134 sq ft



Ground Floor  
Approx 61 sq m / 661 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.



First Floor  
Approx 44 sq m / 473 sq ft

**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.

