



 **NEWTON**  
FALLOWELL

41 Whitacre, Peterborough, PE1 4SU

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## Key Features

- Terraced Family Home
- ONE DOUBLE BEDROOM
- Open Plan Living Dining Kitchen
- Contemporary Family Bathroom
- SOUTH-FACING REAR GARDEN
- Allocated Parking to Side Aspect
- Ideal First-Time Home or Investment
- EPC Rating C
- Freehold

**£145,000**





This terraced house could make an ideal first-time home or investment opportunity offering OPEN PLAN LIVING and a SOUTH-FACING GARDEN to the rear, tucked away in a popular cul-de-sac position. The well presented accommodation comprises of an open plan living dining kitchen with breakfast bar seating and door onto the rear garden, with stairs rising to upstairs, where one double bedroom and the family bathroom are both located. Outside there is allocated parking to the side aspect, whilst to the rear the garden is enclosed and benefits from lawn, decked seating area and shed storage.

Living Diner Kitchen 3.34m x 6.45m (11'0" x 21'2")

Landing

Bedroom One 3.34m x 3.72m (11'0" x 12'2")

Bathroom 1.52m x 2.56m (5'0" x 8'5")

**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.

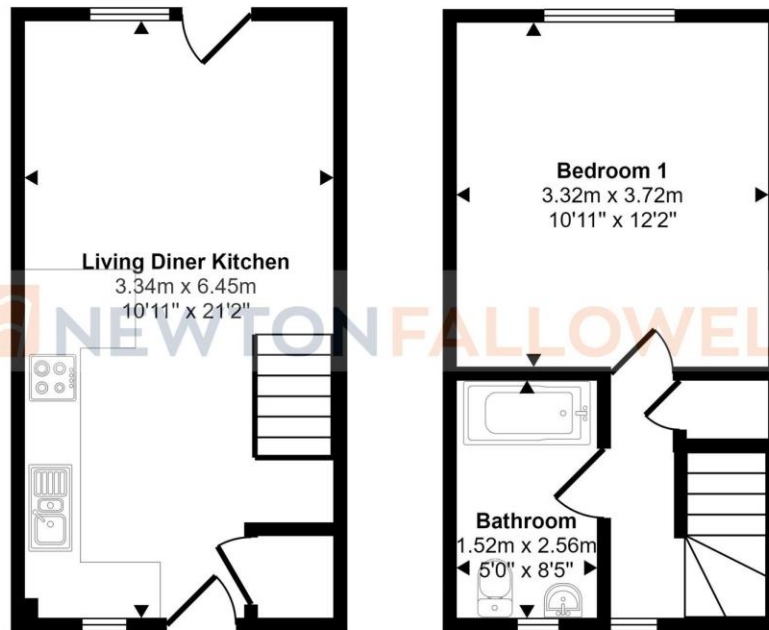
**ANTI-MONEY LAUNDERING REGULATIONS:**

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.

Approx Gross Internal Area  
43 sq m / 463 sq ft



Ground Floor  
Approx 22 sq m / 232 sq ft

First Floor  
Approx 22 sq m / 232 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.

