



 NEWTON FALLOWELL

159 Hawksbill Way, Peterborough, PE2 8NS

 **NEWTON FALLOWELL**



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## Key Features

- Modern Semi-Detached Eco Home
- TWO DOUBLE BEDROOMS
- Spacious Lounge Diner & Modern Kitchen
- Contemporary Bathroom & Downstairs WC
- SOUTHERLY-FACING REAR GARDEN
- Driveway Parking
- Walking Distance of City Centre & Train Station
- EPC Rating B

**£240,000**







This modern semi-detached Eco Home is situated within the heart of Peterborough within walking distance of the city centre and train station, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, modern fitted kitchen with integrated appliances to the front of the home and spacious lounge diner to the rear with bi-folding doors onto the garden, whilst the first floor landing separates the contemporary family bathroom and TWO DOUBLE BEDROOMS, with the main bedroom hosting built-in wardrobe and a balcony. Outside there is driveway parking to the front aspect for a couple of vehicles and a SOUTH-FACING GARDEN to the rear offering lawn and patio seating. This Eco Home benefits from triple glazed windows, solar panels, rainwater harvesting system, air ventilation system and summer/winter heating modes, offering an EPC Rating of B as a result.

Entrance Hall

Lounge Diner 4.1m x 4.7m (13'6" x 15'5")

Kitchen 2.17m x 2.93m (7'1" x 9'7")

WC 0.85m x 1.6m (2'10" x 5'2")

Landing

Bedroom One 4.66m x 2.96m (15'4" x 9'8")

Bedroom Two 2.39m x 3.88m (7'10" x 12'8")

Bathroom 2.11m x 1.83m (6'11" x 6'0")

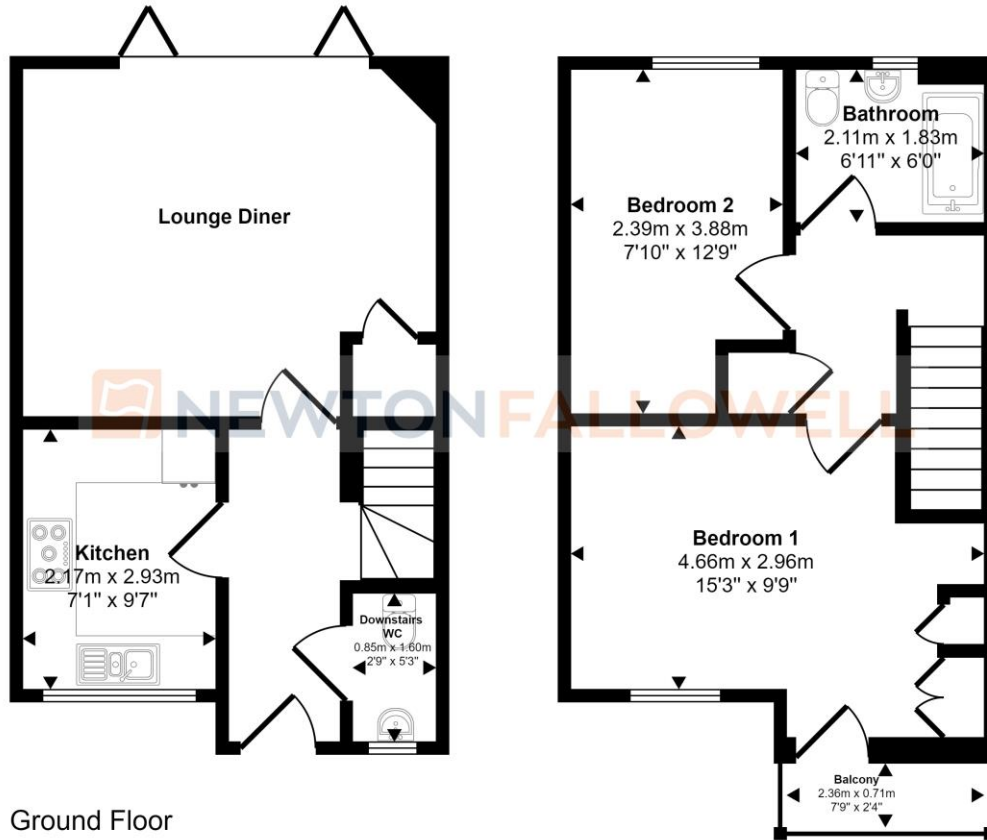
**Lease -**

Annual ground rent - £250

Review period (in years) 996

Annual service charge £25.23

Approx Gross Internal Area  
67 sq m / 720 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft

First Floor  
Approx 33 sq m / 359 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: B

**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.

