



 NEWTON FALLOWELL

88 Cranemore, Werrington, Peterborough, PE4 5AL

 **NEWTON FALLOWELL**

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Key Features

- End of Terrace Family Home
- TWO DOUBLE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Three-Piece Family Bathroom
- Enclosed Garden to Rear
- PARKING TO THE REAR
- Ideal First-Time Home or Investment
- EPC Rating C
- Freehold

Offers In Excess Of £190,000





This TWO BEDROOM end of terrace house could make an ideal first-time home or investment opportunity and benefits from an enclosed garden and PARKING to the rear. The well presented accommodation comprises of an entrance porch, spacious lounge to the front of the home and a kitchen diner to the rear, with a door leading out onto the garden, whilst upstairs the landing separates two double bedrooms and a contemporary family bathroom. Outside the property benefits from gardens to front, side and rear, with gated access onto the enclosed garden from both side and rear, where there is lawn, patio and shed storage and easy access onto the allocated parking for multiple vehicles to the rear.

Entrance Porch 1.26m x 1.41m (4'1" x 4'7")

Lounge 4.11m x 3.86m (13'6" x 12'8")

Kitchen Diner 4.1m x 2.7m (13'6" x 8'11")

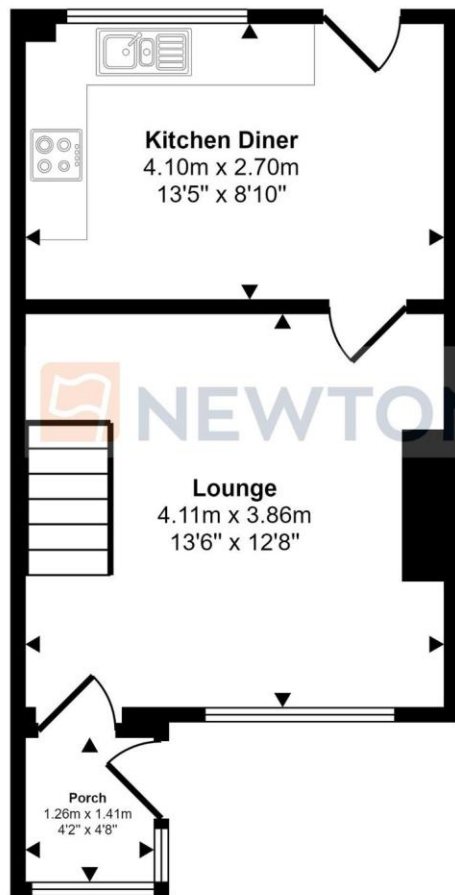
Landing

Bedroom One 3.16m x 3.18m (10'5" x 10'5")

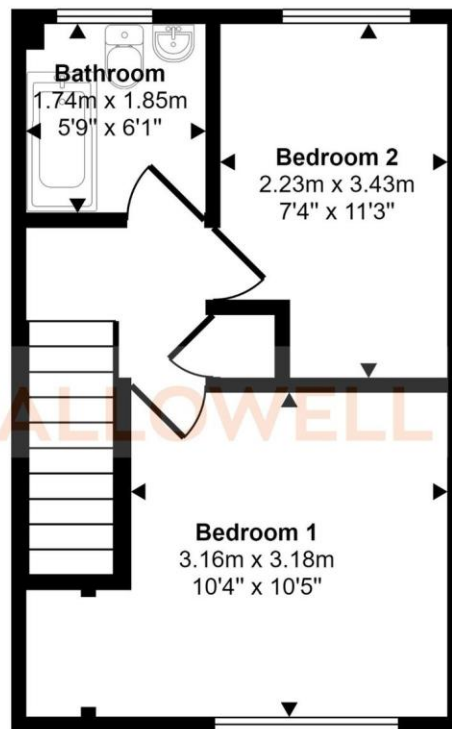
Bedroom Two 2.23m x 3.43m (7'4" x 11'4")

Family Bathroom 1.74m x 1.85m (5'8" x 6'1")

Approx Gross Internal Area
58 sq m / 623 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 28 sq m / 303 sq ft

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

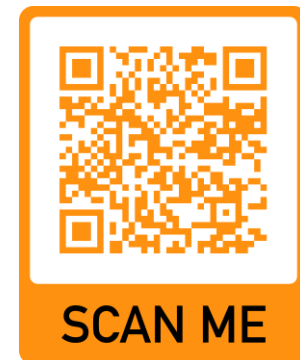
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are 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.



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.