



28 Crown Street, Peterborough, PE1 3HY

3 1 2

## Key Features

- End of Terrace Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Spacious Kitchen Diner
- Three-Piece Family Bathroom
- GENEROUS SOUTHERLY-FACING REAR GARDEN & PERMIT PARKING
- NO ONWARD CHAIN
- EPC Rating E (2014)
- Freehold

£170,000





This end of terrace house is being sold with NO ONWARD CHAIN and is positioned within EASY ACCESS OF PETERBOROUGH CITY CENTRE & TRAIN STATION and could make an ideal first-time home or investment opportunity. The accommodation comprises of TWO RECEPTION ROOMS in the form of the lounge and dining room, spacious kitchen diner, downstairs three-piece family bathroom and THREE BEDROOMS located to the first floor. Outside there is gated access to the side of the property leading to the GENEROUS SOUTHERLY-FACING REAR GARDEN, with permit parking to the front aspect.

Lounge 3.73m x 3.41m (12'2" x 11'2")

Dining Room 3.71m x 4.83m (12'2" x 15'10")

Kitchen Diner 3.67m x 2.69m (12'0" x 8'10")

Family Bathroom 2.13m x 2.63m (7'0" x 8'7")

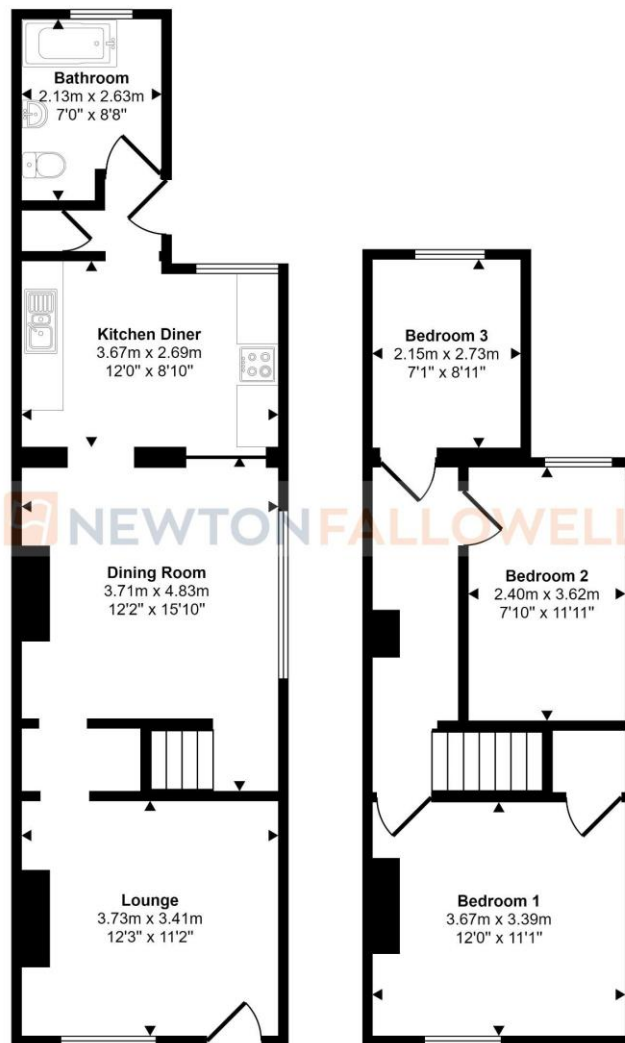
Landing

Bedroom One 3.67m x 3.39m (12'0" x 11'1")

Bedroom Two 2.4m x 3.62m (7'11" x 11'11")

Bedroom Three 2.15m x 2.73m (7'1" x 9'0")

Approx Gross Internal Area  
86 sq m / 929 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft

First Floor  
Approx 37 sq m / 398 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.