



 NEWTON FALLOWELL

33 Winston Way, Farcet, Peterborough, PE7 3BU

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Bungalow in Cul-De-Sac Position
- THREE BEDROOMS
- Spacious Lounge & Kitchen
- Contemporary Shower Room & Additional WC
- Low Maintenance Rear Garden
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£265,000





This detached THREE BEDROOM bungalow is situated within a popular cul-de-sac position and is being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance porch to the side of the accommodation and to the front which provides access onto the lounge or the breakfast kitchen, an inner hallway leading onto the remainder of the accommodation to include, THREE DOUBLE BEDROOMS, contemporary shower room with a walk-in shower and an additional WC. Outside there is driveway parking to the side of the home leading to the GARAGE, which benefits from an electric door to the front aspect. To the rear, the garden is low maintenance and offers patio and decked seating areas.

Porch 1.47m x 1.26m (4'10" x 4'1")

Lounge 3.41m x 4.78m (11'2" x 15'8")

Breakfast Kitchen 3.65m x 3.43m (12'0" x 11'4")

Hallway

Bedroom One 3.54m x 3.21m (11'7" x 10'6")

Bedroom Two 3.48m x 3.19m (11'5" x 10'6")

Bedroom Three 2.74m x 2.66m (9'0" x 8'8")

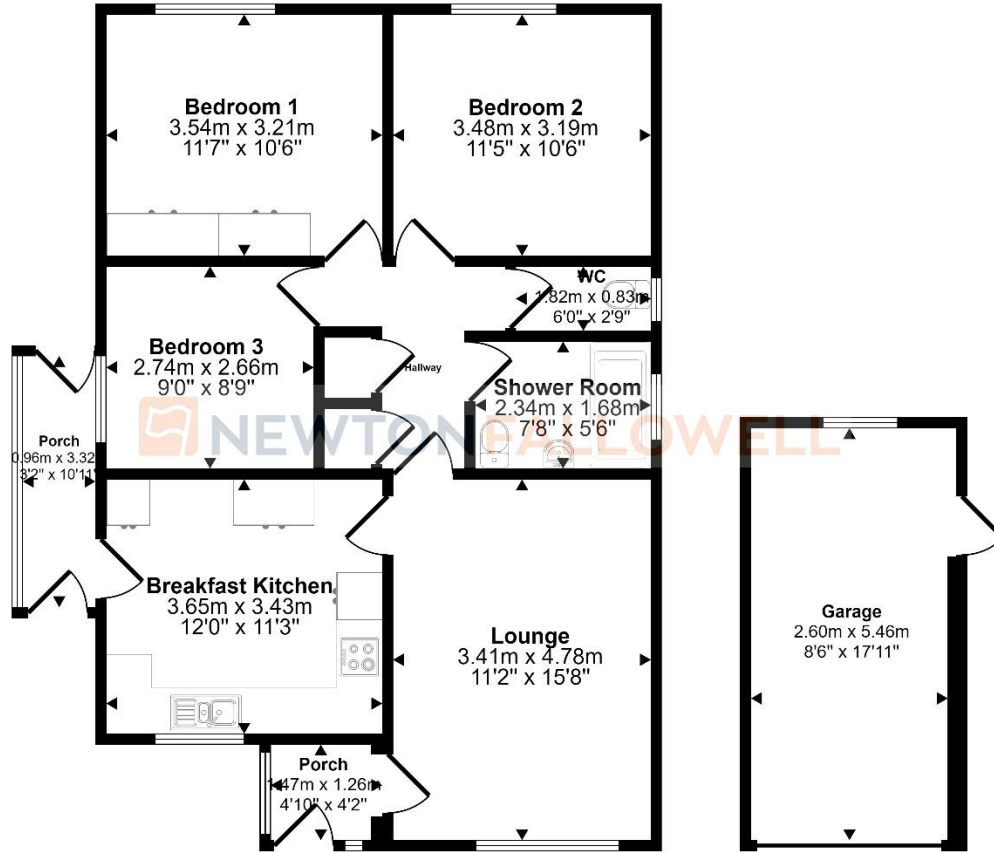
Shower Room 2.34m x 1.68m (7'8" x 5'6")

WC 1.82m x 0.83m (6'0" x 2'8")

Porch 0.96m x 3.32m (3'1" x 10'11")

Garage 2.6m x 5.46m (8'6" x 17'11")

Approx Gross Internal Area
94 sq m / 1014 sq ft



Floorplan
Approx 79 sq m / 855 sq ft

Garage
Approx 15 sq m / 159 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: C

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.

