



 NEWTON FALLOWELL

58 All Saints Road, Peterborough, PE1 2QU

 **NEWTON FALLOWELL**

3 2 3

Key Features

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- Downstairs WC & Two bathrooms upstairs.
- Perfect investment opportunity
- Rear Private Garden
- EPC Rating E
- Freehold

£270,000





This Three Double Bedroom Semi Detached home would be an ideal family home or great investment. This property comprises of an entrance hall, a lounge, through to a dining room. You will then enter a family room, a kitchen and a downstairs WC. From the stairs you have access to bedroom one, bedroom two and bedroom three, also from the landing you have access to the shower room and family bathroom. It is close to Primary and Secondary schools and Peterborough University. It is situated in close proximity to Central Park, Peterborough Train Station and Queensgate Shopping Center.

Entrance Hall

Lounge 3.28m x 4.14m (10'10" x 13'7")

Dining Room 3.37m x 3.93m (11'1" x 12'11")

Family Room 3.3m x 3.97m (10'10" x 13'0")

Kitchen 2.77m x 3.51m (9'1" x 11'6")

WC 0.82m x 1.2m (2'8" x 3'11")

Landing

Bedroom 1 4.38m x 3.67m (14'5" x 12'0")

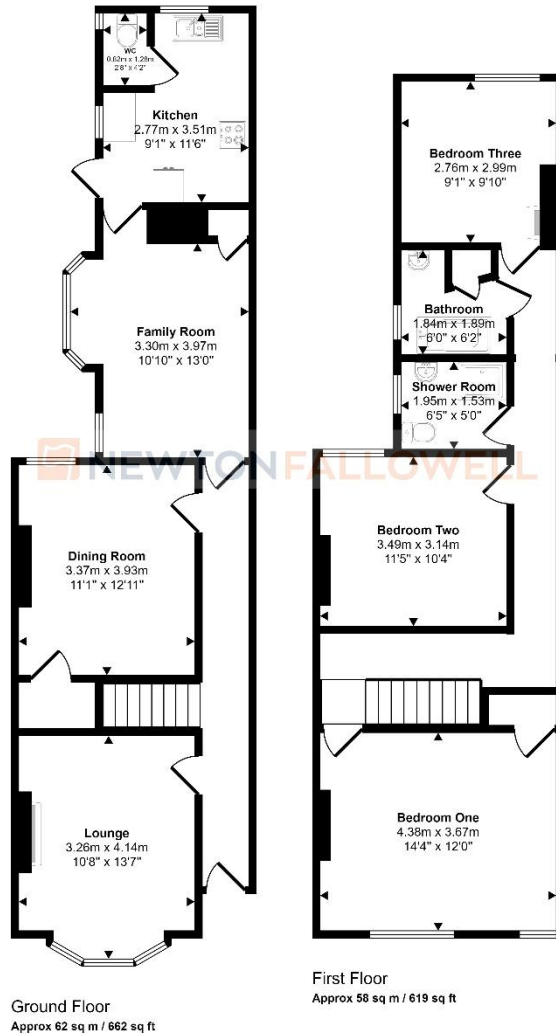
Bedroom 2 3.49m x 3.14m (11'6" x 10'4")

Bedroom 3 2.76m x 2.99m (9'1" x 9'10")

Shower Room 1.95m x 1.53m (6'5" x 5'0")

Bathroom 1.04m x 1.89m (3'5" x 6'2")

Approx Gross Internal Area
119 sq m / 1281 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 Make-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.

