



 **NEWTON
FALLOWELL**

189 Mountsteven Avenue, Walton, Peterborough, PE4 6HN

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi-Detached House
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Family Bathroom
- Garage & Off Road Parking
- Additional WC
- Enclosed Garden to Rear
- EPC rating E
- Freehold

Offers in region of £200,000





Three bedroom semi-detached family home, perfect for first time buyers with two reception rooms, close to schools and local amenities.

The accommodation comprises of two reception rooms, lounge and conservatory and a kitchen/diner, with a useful downstairs WC. Three bedrooms are located on the first floor along side a family bathroom which hosts a three piece suite. There is an enclosed garden with a patio area to the rear of this property with off road parking leading to a garage.

Entrance Hall

Lounge 4.19m x 4.1m (13'8" x 13'6")

Kitchen Diner 5.12m x 2.35m (16'10" x 7'8")

WC 0.76m x 2.09m (2'6" x 6'11")

Conservatory 2.47m x 3.86m (8'1" x 12'8")

Landing

Bedroom 1 2.8m x 3.54m (9'2" x 11'7")

Bedroom 2 2.61m x 2.98m (8'7" x 9'10")

Bedroom 3 2.12m x 2.42m (7'0" x 7'11")

Bathroom 1.73m x 1.74m (5'8" x 5'8")

Garage

Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 48 sq m / 515 sq ft

First Floor
Approx 34 sq m / 366 sq ft

Garage
Approx 10 sq m / 103 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.

