



FOR SALE
NEWTON FALLOWELL
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 **NEWTON FALLOWELL**

35 South View Road, Walton, Peterborough, PE4 6AG

 **NEWTON FALLOWELL**



Key Features

- END OF TERRACE
 - TWO DOUBLE BEDROOMS
 - OFF ROAD PARKING
 - TWO RECEPTION ROOMS
 - Enclosed Rear Garden
 - Family Bathroom
 - Kitchen
 - EPC Rating D
 - Freehold

Guide Price £180,000 - £190,000





This well-appointed end-of-terrace property features two double bedrooms and two reception rooms, including a lounge and a dining room. With the added advantage of off-road parking facilities, this home is ideally situated close to local amenities, making it an excellent choice for first-time buyers.

The accommodation includes a spacious lounge, a dining room, and a kitchen, along with the convenience of a downstairs WC. On the first floor, you will find two generously sized bedrooms and a three-piece family bathroom.

The property also boasts an enclosed rear garden with gated access, offering the potential for additional off-road parking to accommodate multiple vehicles. This residence combines practicality and comfort, making it a highly desirable option for new homeowners.

Entrance Hall

Lounge 3.6m x 3.39m (11'10" x 11'1")

Dining Room 3.6m x 3.39m (11'10" x 11'1")

Lounge 3.63m x 3.39m (11'11" x 11'1")

WC 2.12m x 0.8m (7'0" x 2'7")

1st Floor Landing

Bedroom 1 3.65m x 3.38m (12'0" x 11'1")

Bedroom 2 2.72m x 3.47m (8'11" x 11'5")

Bathroom 2.01m x 2.53m (6'7" x 8'4")

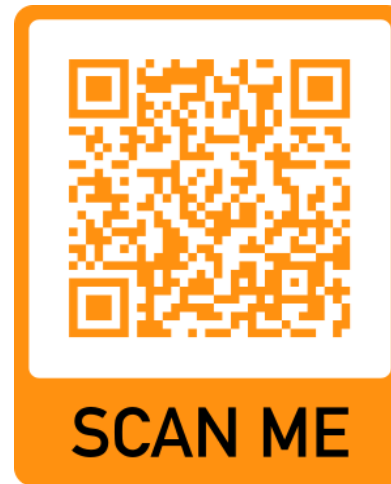
Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft

First Floor
Approx 34 sq m / 370 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.



TAX INFORMATION:

Local Authority:
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.