



**FOR SALE**  
NEWTON  
FALLOWELL  
01733 511225

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FALLOWELL

24 Canonsfield, Werrington, Peterborough, PE4 5AQ

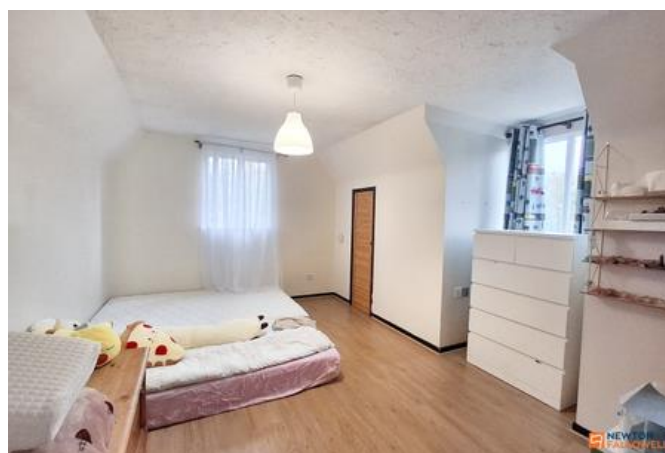
 **NEWTON FALLOWELL**

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## Key Features

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- NO ONWARD CHAIN
- OFF ROAD PARKING
- Enclosed Rear Garden
- End of Cul-de-Sac
- Lounge-Diner
- EPC Rating C
- Freehold

**£190,000**





This TWO BEDROOM SEMI-DETACHED HOUSE, which is positioned at the end of a cul-de-sac, sits on a corner plot with OFF ROAD PARKING. There is NO ONWARD CHAIN which makes this an ideal property for a FIRST TIME BUYER or a Property Investment. The property is close to Primary, Secondary Schools and local amenities.

The ground-floor accommodation comprises an entrance hall, a lounge-diner, kitchen, DOUBLE BEDROOM and a family bathroom. The first floor features a second DOUBLE BEDROOM.

Set on a CORNER PLOT, the property offers potential for future extension, subject to the appropriate planning permissions. In addition, there is the added benefit of OFF-ROAD PARKING, providing convenient access to the property.

Ideally located within close proximity to primary and secondary schools, as well as local amenities, this property represents an ideal choice for those seeking a family home or a solid investment opportunity.

Entrance

Lounge-Diner 2.93m x 5.97m (9'7" x 19'7")

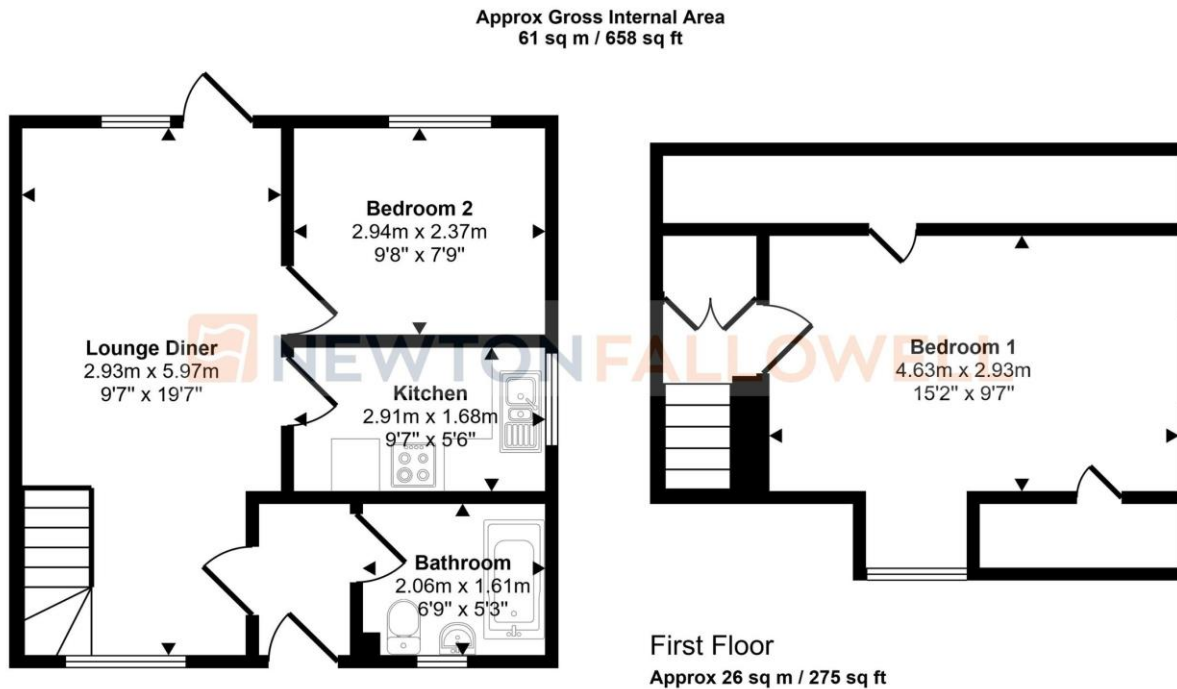
Kitchen 2.91m x 1.68m (9'6" x 5'6")

Bathroom 2.06m x 1.61m (6'10" x 5'4")

Bedroom 2 2.94m x 2.37m (9'7" x 7'10")

Landing

Bedroom 1 4.63m x 2.93m (15'2" x 9'7")



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: B

**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.

