



5 Gilpin Street, Peterborough, PE1 3BS

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Semi Detached House
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Downstairs WC
- FAMILY BATHROOM
- Enclosed Rear Low Maintenance Garden
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£240,000





This property benefits from THREE DOUBLE BEDROOMS, THREE Reception Rooms and is being sold with NO ONWARD CHAIN.

Upon entering the property through the entrance hall, the first room to the right is the family room, offering a versatile space suitable for a variety of uses. Moving through, you will find a spacious lounge, a separate dining room, and a well-appointed kitchen, all providing an excellent flow for day-to-day living and entertaining.

Conveniently, there is a useful WC located off the side porch, which also provides access to the easy-to-maintain garden, ideal for outdoor enjoyment with minimal upkeep.

The first floor is home to three double bedrooms. A family bathroom serves all the bedrooms, providing a well-designed and functional layout.



Side Porch 8.29m x 1.06m (27'2" x 3'6")

Kitchen 3.56m x 2.87m (11'8" x 9'5")

Dining Room 4.49m x 2.83m (14'8" x 9'4")

Lounge 3.11m x 4.07m (10'2" x 13'5")

Family Room 3.75m x 2.97m (12'4" x 9'8")

Downstairs WC 1.45m x 0.89m (4'10" x 2'11")

Landing

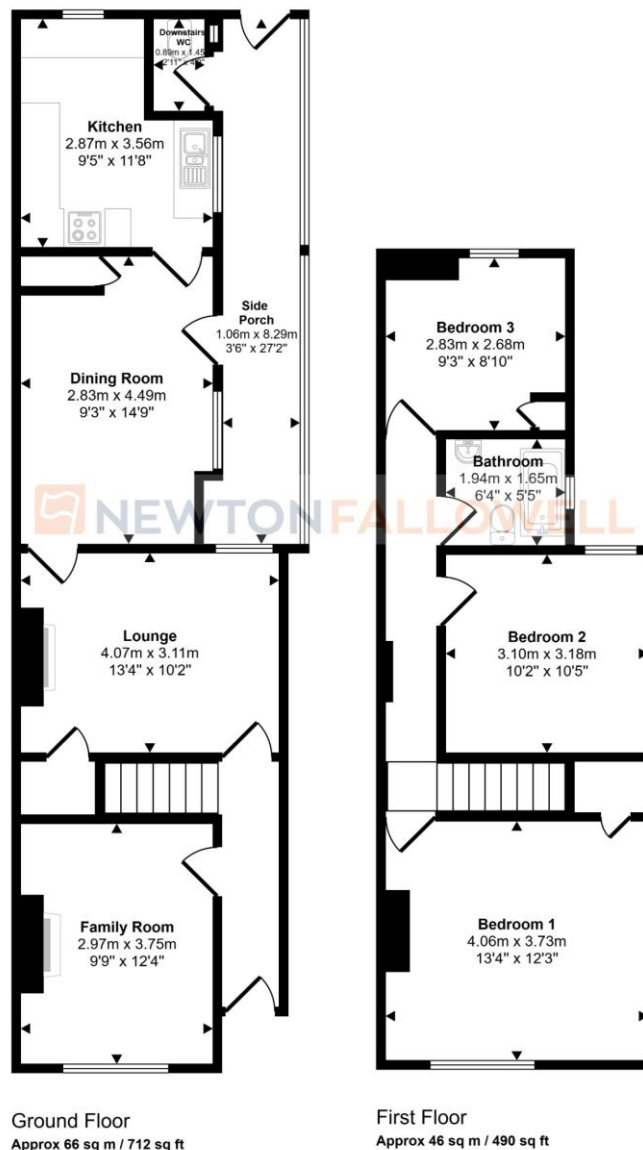
Bedroom One 3.73m x 4.06m (12'2" x 13'4")

Bedroom Two 3.18m x 3.1m (10'5" x 10'2")

Bedroom Three 2.68m x 2.83m (8'10" x 9'4")

Bathroom 1.65m x 1.94m (5'5" x 6'5")

Approx Gross Internal Area
112 sq m / 1202 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: 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.

