



 NEWTON FALLOWELL

48 Watergall, Bretton, Peterborough, PE3 8NB

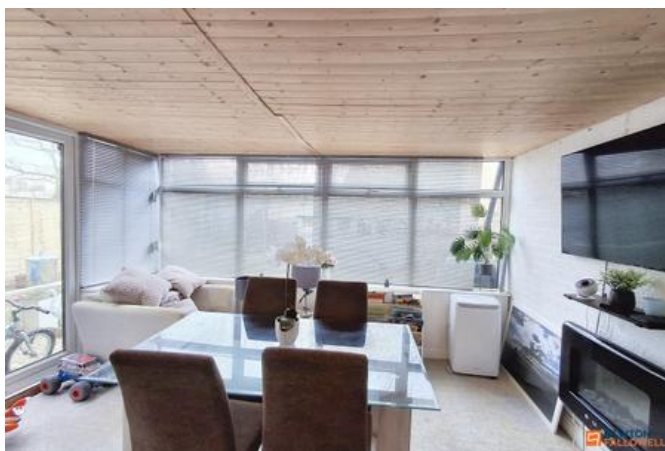
 **NEWTON FALLOWELL**

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Key Features

- Deceptively Spacious Family Home
- THREE/FOUR BEDROOMS
- Upstairs & Downstairs Bedroom Facility
- TWO/THREE RECEPTION SPACES
- Modern Kitchen Diner
- Upstairs Bathroom & Downstairs WC
- PRIVATE WEST-FACING REAR GARDEN
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





This deceptively spacious family home benefits from THREE/FOUR BEDROOMS to include both upstairs and downstairs bedroom facility, in addition to TWO/THREE RECEPTION SPACES and a PRIVATE WEST-FACING GARDEN to the rear, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, two reception rooms in the form of the lounge and conservatory, downstairs fourth bedroom presenting the opportunity to be used as a bedroom or further living area, modern kitchen diner, with three further bedrooms located to the first floor alongside the family bathroom, which boasts a contemporary three-piece suite with shower over the bath. Outside there is a west-facing garden, which is non-overlooked to the rear and hosts both lawn and artificial lawn, whilst to the front aspect there is a communal parking area.

Entrance Hall

WC

Kitchen Diner 5.46m x 2.66m (17'11" x 8'8")

Lounge 3.36m x 4.58m (11'0" x 15'0")

Conservatory 3.06m x 3.69m (10'0" x 12'1")

Bedroom Four 2.62m x 2.66m (8'7" x 8'8")

Landing

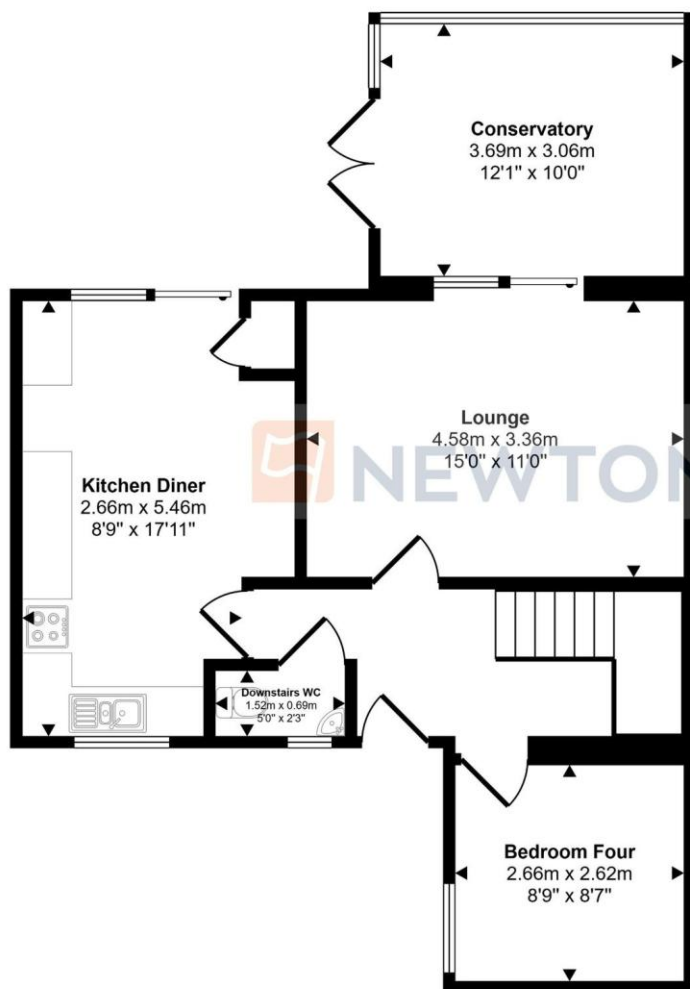
Bedroom One 3.49m x 3.26m (11'6" x 10'8")

Bedroom Two 3.5m x 2.88m (11'6" x 9'5")

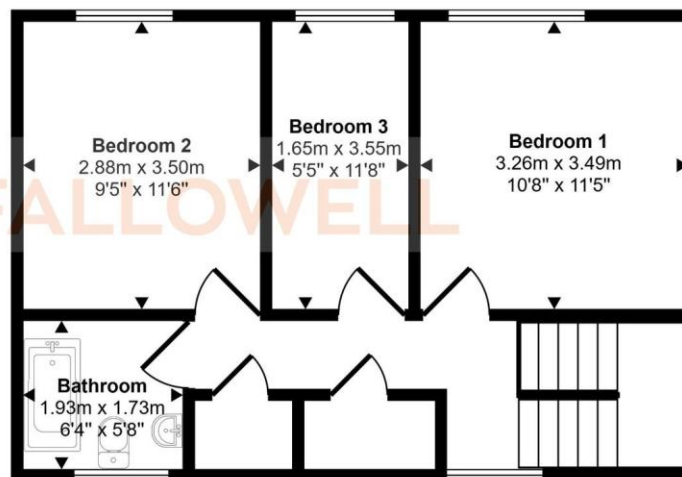
Bedroom Three 3.55m x 1.65m (11'7" x 5'5")

Family Bathroom 1.73m x 1.93m (5'8" x 6'4")

Approx Gross Internal Area
107 sq m / 1153 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 44 sq m / 471 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.



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