



30 Salix Road, Hampton Hargate, Peterborough, PE7 8FN

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Modern Semi-Detached Home
- TWO BEDROOMS
- Spacious Lounge Diner & Modern Kitchen
- Contemporary Bathroom & Downstairs WC
- Low Maintenance Rear Garden
- Driveway Parking to Front Aspect
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Guide Price £210,000 - £220,000





A modern semi-detached house being sold with NO ONWARD CHAIN, which could make an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, modern kitchen to the front and a spacious lounge diner to the rear with access onto the rear garden, with TWO BEDROOMS located to the first floor, one of which hosts built-in storage, alongside the family bathroom, which boasts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the front aspect, as well as an enclosed low maintenance garden to the rear benefiting from artificial lawn and patio seating.

Entrance Hall

WC

Kitchen 2.86m x 1.79m (9'5" x 5'11")

Lounge Diner 4.42m x 3.82m (14'6" x 12'6")

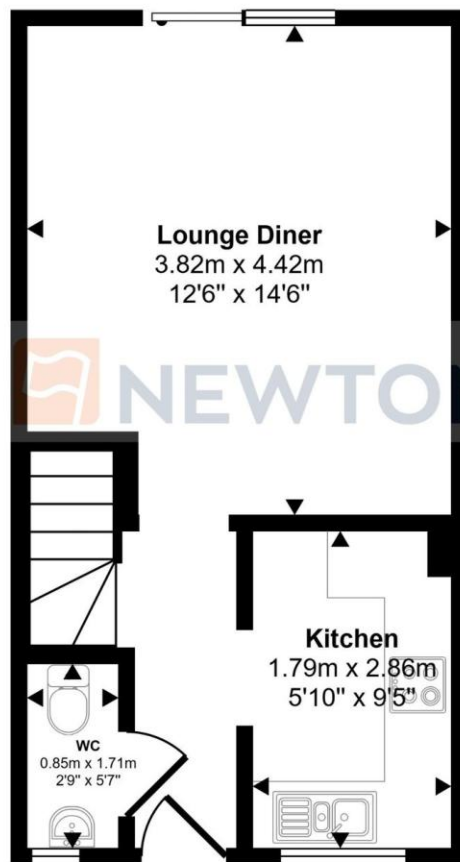
Landing

Bedroom One 2.4m x 3.86m (7'11" x 12'8")

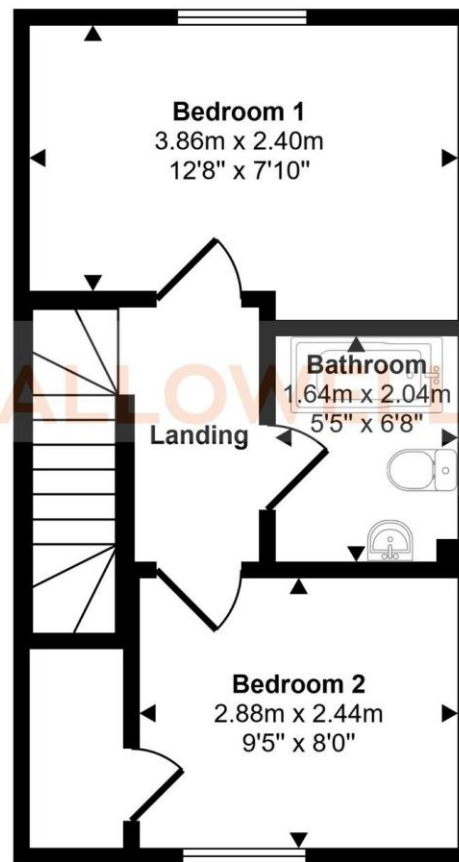
Bedroom Two 2.44m x 2.88m (8'0" x 9'5")

Family Bathroom 2.04m x 1.64m (6'8" x 5'5")

Approx Gross Internal Area
58 sq m / 619 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft



First Floor
Approx 29 sq m / 310 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.



SCAN ME