



187 Crabtree, Paston, Peterborough, PE4 7EL

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Terraced Family House
- THREE BEDROOMS
- Family Bathroom & Downstairs WC
- SOUTH FACING REAR GARDEN
- Kitchen Diner
- Close to Local Amenities
- Close to local Primary & Secondary Education
- EPC Rating TBC
- Freehold

Offers in excess of £185,000





This well-presented terraced house comprises three bedrooms, a kitchen diner, and a south-facing enclosed rear garden.

Upon entering the property, you are greeted by an entrance hall that provides access to the ground floor living areas.

The spacious kitchen diner is thoughtfully designed, offering ample room for a washing machine and other essential appliances, ensuring both practicality and convenience. Adjacent to the kitchen is the lounge, while the ground floor also benefits from a convenient downstairs WC.

On the first floor, the landing grants access to three well-proportioned bedrooms. The family bathroom, which includes a shower over the bath, is conveniently located to serve the bedrooms.

To the rear, the property features a private, enclosed south-facing garden, predominantly laid to artificial lawn, with a patio area ideal for outdoor entertaining.

Entrance Hall

Lounge 3.41m x 3.98m (11'2" x 13'1")

Kitchen Diner 3.34m x 3.97m (11'0" x 13'0")

Downstairs WC

Landing

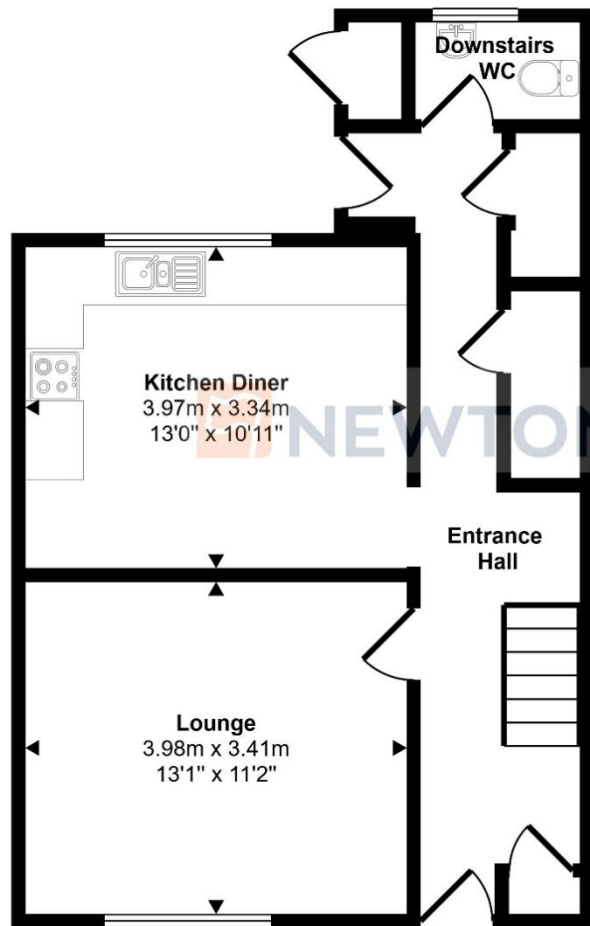
Bedroom One 3.35m x 3.18m (11'0" x 10'5")

Bedroom Two 3.27m x 2.6m (10'8" x 8'6")

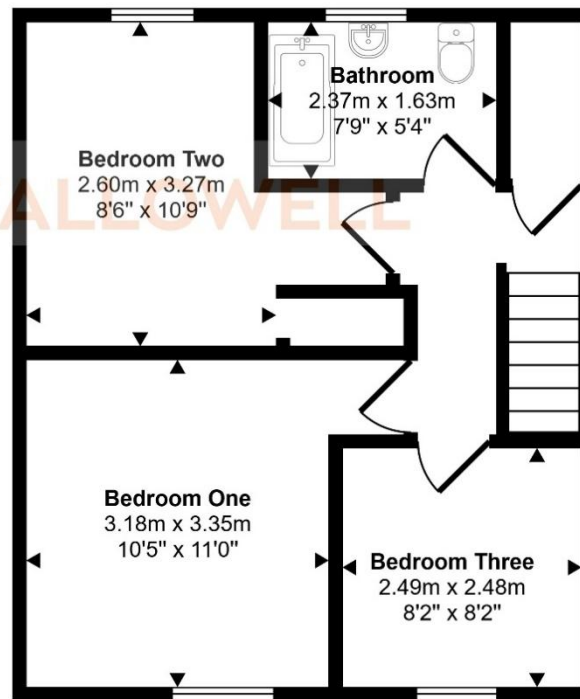
Bedroom Three 2.48m x 2.49m (8'1" x 8'2")

Bathroom 1.63m x 2.37m (5'4" x 7'10")

Approx Gross Internal Area
86 sq m / 923 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft



First Floor
Approx 39 sq m / 425 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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