



 **NEWTON  
FALLOWELL**

23 Orchard Street, Woodston, Peterborough, PE2 9AL

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## Key Features

- AVAILABLE IMMEDIATELY!
- RECENTLY REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Kitchen & Contemporary Bathroom
- PRIVATE GARDEN TO REAR
- Located Close to City Centre
- EPC Rating D

£1,080 PCM





This terraced family home has been RECENTLY REFURBISHED THROUGHOUT and offers TWO DOUBLE BEDROOMS and TWO RECEPTION ROOMS, whilst being situated within close proximity to Peterborough City Centre and is AVAILABLE IMMEDIATELY.

The property comprises an inviting entrance leading into a spacious lounge, providing a bright and comfortable space for relaxing. The second reception room can be found in the form of the dining room, which is adjacent to the kitchen, which has been thoughtfully updated with modern appliances and ample storage. Upstairs, you will find two well-proportioned bedrooms, each filled with natural light and offering ample space for storage. The newly renovated family bathroom features contemporary fittings and finishes, providing a modern touch.

To the rear, the property boasts a private garden, with a combination of lawn and patio areas. Additional features include on-street parking and easy access to local amenities, transport links, and schools.

Dining Room 3.8m x 3.7m (12'6" x 12'1")

Kitchen 4.52m x 2.04m (14'10" x 6'8")

Landing

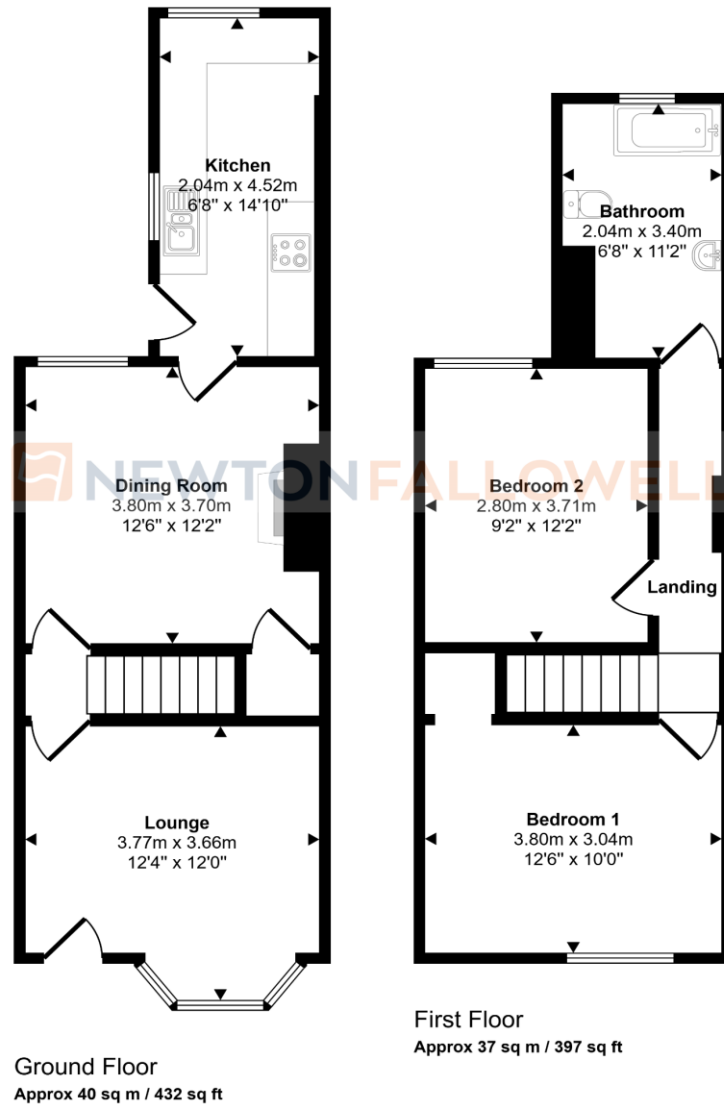
Bedroom One 3.8m x 3.04m (12'6" x 10'0")

Bedroom Two 3.71m x 2.8m (12'2" x 9'2")

Family Bathroom 3.4m x 2.04m (11'2" x 6'8")

Living Room 3.77m x 3.66m (12'5" x 12'0")

Approx Gross Internal Area  
77 sq m / 829 sq ft



**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.



**SCAN ME**

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.