



15 Wye Valley Road, Sugar Way, Woodston,
Peterborough, PE2 9SP

 **NEWTON FALLOWELL**



Key Features

- Modern Semi-Detached Home
- TWO DOUBLE BEDROOMS
- Spacious Lounge Diner & Modern Kitchen
- En-Suite, Bathroom & Downstairs WC
- GARAGE & PARKING
- SOUTH-WESTERLY FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £200,000 - £210,000





This modern semi-detached home benefits from TWO DOUBLE BEDROOMS, a GARAGE and SOUTH-WESTERLY FACING GARDEN, as well as NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, useful downstairs WC, modern fitted kitchen to the front of the home, with a spacious lounge diner to the rear offering doors onto the rear garden, whilst two well-balanced double bedrooms are located upstairs alongside the family bathroom, with the main bedroom boasting built-in wardrobes and an en-suite shower room. Outside there is a south-westerly facing garden to the rear benefiting from patio seating and lawn, with side gated access leading to allocated parking and the garage, which is located to the side aspect of the home.

Entrance Hall

WC

Kitchen 2.76m x 2.29m (9'1" x 7'6")

Lounge Diner 3.8m x 4.53m (12'6" x 14'11")

Landing

Bedroom One 2.99m x 3.48m (9'10" x 11'5")

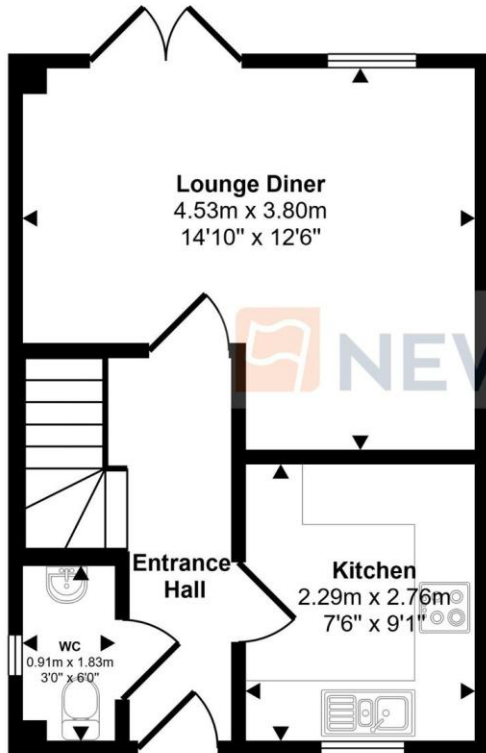
En-Suite

Bedroom Two 2.98m x 2.32m (9'10" x 7'7")

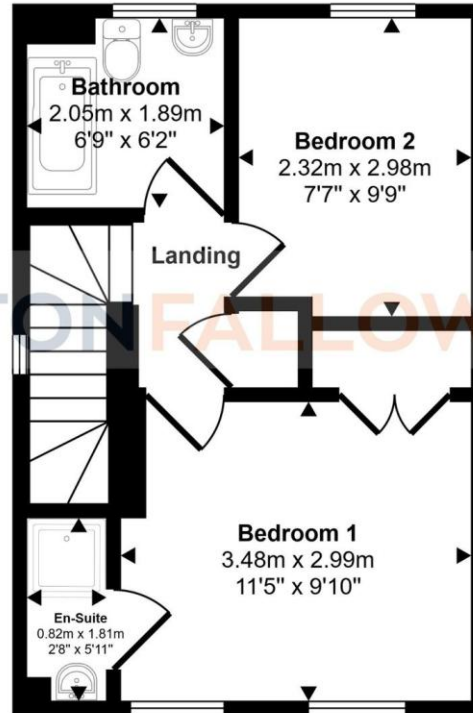
Family Bathroom 1.89m x 2.05m (6'2" x 6'8")

Garage 5.22m x 2.63m (17'1" x 8'7")

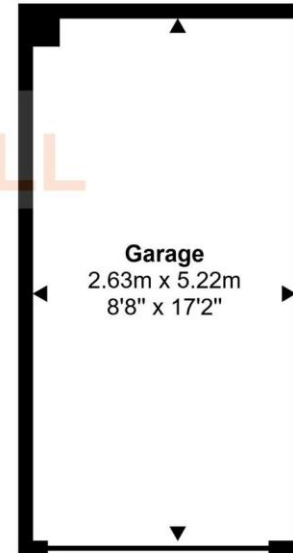
Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 31 sq m / 329 sq ft



Garage
Approx 14 sq m / 148 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