



 **NEWTON**  
FALLOWELL

28 St George Avenue, Stanground, Peterborough, PE2 8QG

 **NEWTON FALLOWELL**



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## Key Features

- Bay-Fronted Semi-Detached Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Downstairs WC & Upstairs Bathroom
- GENEROUS WEST-FACING REAR GARDEN
- Driveway Parking for Multiple Vehicles
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£240,000







This bay-fronted semi-detached home is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS and TWO RECEPTION ROOMS, as well as a GENEROUS WEST-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, spacious lounge to the front aspect with a bay window, dining room to the rear with a door leading onto the rear garden, spacious kitchen adjacent to the dining room and providing access onto the useful downstairs WC, whilst the first floor landing separates three bedrooms and the family bathroom, which hosts a three-piece suite with a shower over the bath. Outside there is driveway parking for multiple vehicles to the front aspect, with a generous west-facing garden located to the rear offering lawn, decked seating and shed storage.

Entrance Hall

Lounge 3.86m x 3.58m (12'8" x 11'8")

Dining Room 3.59m x 3.24m (11'10" x 10'7")

Kitchen 4.13m x 2.36m (13'6" x 7'8")

WC

Landing

Bedroom One 3.73m x 2.94m (12'2" x 9'7")

Bedroom Two 3.13m x 3.27m (10'4" x 10'8")

Bedroom Three 2.48m x 2.24m (8'1" x 7'4")

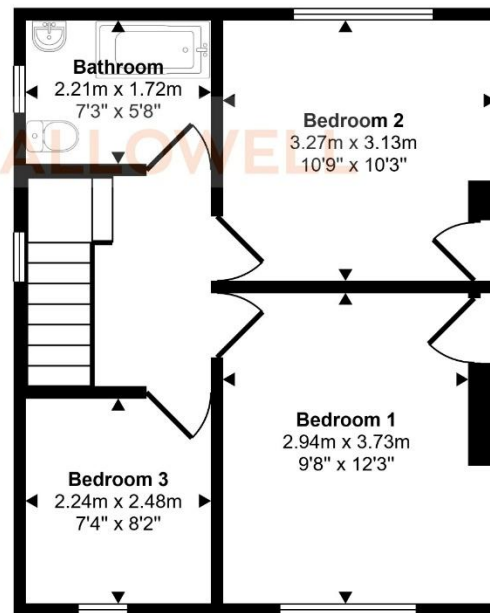
Family Bathroom 1.72m x 2.21m (5'7" x 7'4")

Store

Approx Gross Internal Area  
87 sq m / 940 sq ft



Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 40 sq m / 427 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