



NEWTON
FALLOWELL

82 Blenheim Way, Yaxley, Peterborough, PE7 3WF

 **NEWTON FALLOWELL**

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Key Features

- Well Presented Semi-Detached Bungalow
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Fitted Kitchen
- Contemporary Shower Room with Walk-In Shower
- Driveway Parking
- Low Maintenance Garden
- EPC Rating TBC
- Freehold

OIRO £275,000





This spacious bungalow offers THREE BEDROOMS and TWO RECEPTION ROOMS, situated within a superb cul-de-sac position in Yaxley. The well presented accommodation comprises of an entrance porch leading into the spacious lounge, which is the first of three reception rooms and stretches across the front of the home. An inner hallway connects the lounge to the remaining accommodation including the modern kitchen, which features an array of oak surface, cupboard storage, freestanding appliance spaces, integrated dishwasher and door onto the rear garden. A dining room is located to the rear and offers open access into the garden room, which presents a further living or dining area overlooking and hosting access onto the garden. Both bedrooms are accessible from the inner hallway, in addition to the shower room, which boasts a contemporary three-piece suite including a walk-in shower. Outside there is off-road parking to the front aspect on the gravelled driveway, whilst to the side and rear the wrap around garden is low maintenance and offers patio seating and shed storage.

Entrance Porch

Lounge 3.45m x 4.76m (11'4" x 15'7")

Inner Hall

Kitchen 3.09m x 2.89m (10'1" x 9'6")

Dining Room 2.95m x 1.94m (9'8" x 6'5")

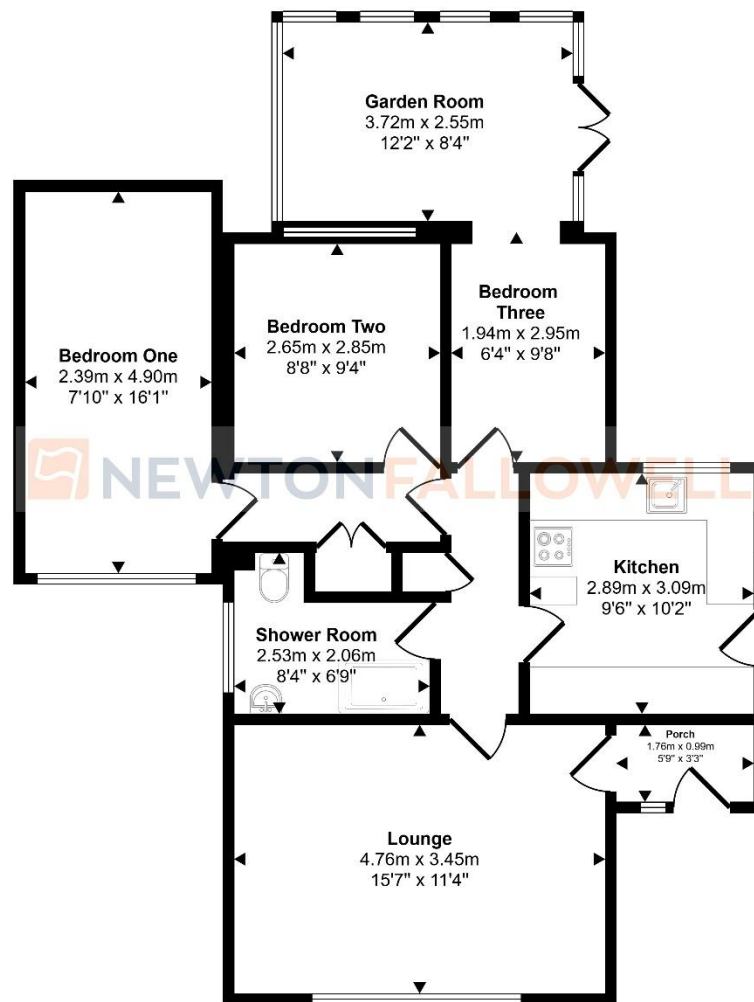
Garden Room 2.55m x 3.72m (8'5" x 12'2")

Bedroom One 4.9m x 2.39m (16'1" x 7'10")

Bedroom Two 2.85m x 2.65m (9'5" x 8'8")

Shower Room 2.06m x 2.53m (6'10" x 8'4")

Approx Gross Internal Area
78 sq m / 834 sq ft



Floorplan

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.



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