



57 Farrow Avenue, Hampton Vale, Peterborough, PE7 8HT

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern End Terrace Townhouse
- THREE BEDROOMS
- Spacious Accommodation Over Three Floors
- Open Plan Lounge Diner & Kitchen
- En-Suite, Bathroom & Ground Floor WC
- INTEGRAL GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

£280,000





This modern end of terrace townhouse boasts spacious accommodation arranged over three floors including THREE BEDROOMS, as well as a GARAGE and BALCONY to the main bedroom. To the ground floor, the entrance hall houses access to the ground floor WC, integral garage and ground floor bedroom, which could also be used as a study, with stairs rising from the entrance hall. A spacious lounge diner is located on the first floor benefiting from a Juliette balcony and open access to the kitchen. Two further bedrooms are situated on the second floor, in addition to the family bathroom, whilst the main bedroom boasts an en-suite, which hosts a further contemporary three-piece suite. Outside there is driveway parking to the front aspect leading to the integral garage, whilst to the rear is an enclosed garden benefiting from lawn and walled boundary.

Entrance Hall

WC

Bedroom Three 2.91m x 2.42m (9'6" x 7'11")

First Floor Landing

Lounge Diner 5.26m x 5.87m (17'4" x 19'4")

Kitchen 1.88m x 2.24m (6'2" x 7'4")

Second Floor Landing

Bedroom One 4.1m x 2.57m (13'6" x 8'5")

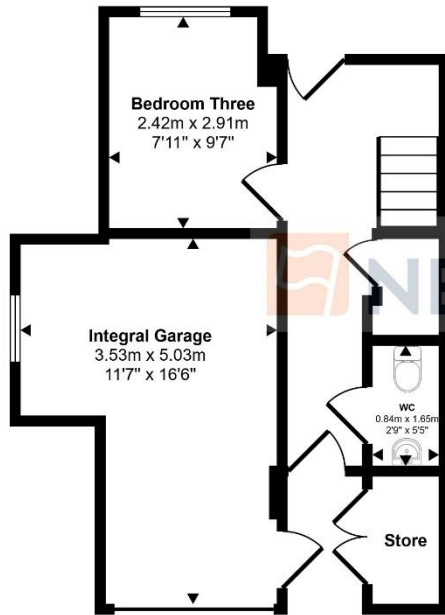
En-Suite 1.21m x 1.91m (4'0" x 6'4")

Bedroom Two 2.82m x 2.43m (9'4" x 8'0")

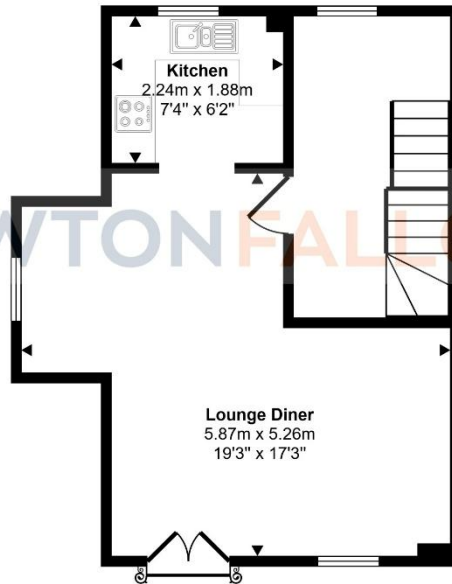
Family Bathroom 2.11m x 1.93m (6'11" x 6'4")

Integral Garage 5.03m x 3.53m (16'6" x 11'7")

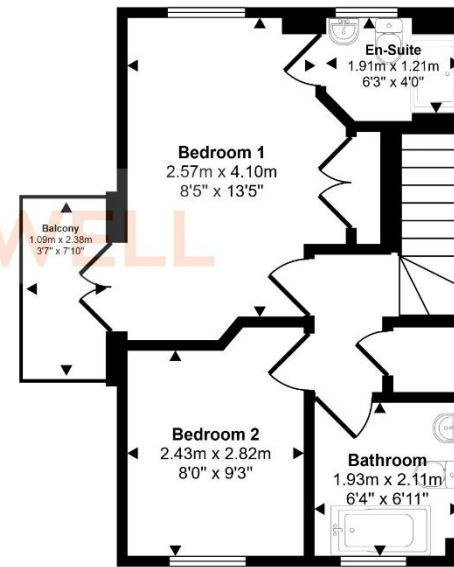
Approx Gross Internal Area
107 sq m / 1148 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 37 sq m / 394 sq ft



Second Floor
Approx 34 sq m / 364 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: C

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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