



 **NEWTON  
FALLOWELL**

7 Daymond Street, Sugar Way, Peterborough, PE2 9RW

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Modern Semi-Detached Family Home
- THREE BEDROOMS
- DOUBLE GARAGE & PARKING FOR MULTIPLE VEHICLES
- Spacious Lounge & Family Room
- Modern Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- Enclosed Low Maintenance Garden
- EPC Rating TBC
- Freehold

£285,000







This modern semi-detached family home benefits from a DOUBLE GARAGE, parking for multiple vehicles and THREE BEDROOMS, whilst positioned within easy access of Peterborough city centre and train station. The well presented accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge which hosts doors onto the family room, overlooking and providing access onto the rear garden, modern kitchen diner stretching from the front to the rear of the home, whilst upstairs the first floor landing separates three bedrooms and the family bathroom, with the main bedroom benefiting from an en-suite shower room. Outside there is parking for multiple vehicles located to the side of the home in front of the double garage, with the property also benefiting from an enclosed low maintenance garden to the rear offering patio seating and artificial lawn.

Entrance Hall

WC

Lounge 4.74m x 2.99m (15'7" x 9'10")

Family Room 3.54m x 2.63m (11'7" x 8'7")

Kitchen Diner 4.77m x 2.86m (15'7" x 9'5")

Landing

Bedroom One 2.6m x 3.82m (8'6" x 12'6")

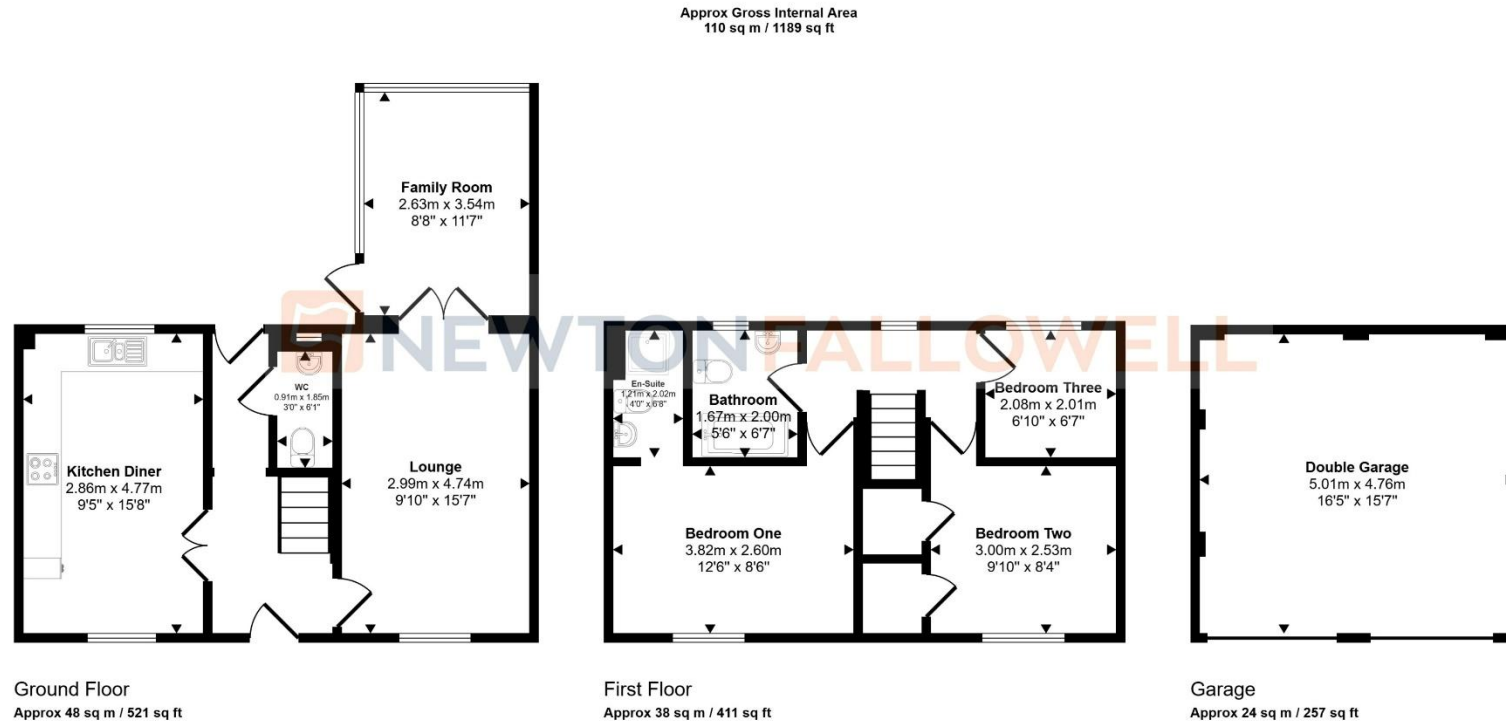
En-Suite

Bedroom Two 2.53m x 3m (8'4" x 9'10")

Bedroom Three 2.01m x 2.08m (6'7" x 6'10")

Family Bathroom 2m x 1.67m (6'7" x 5'6")

Double Garage 4.76m x 5.01m (15'7" x 16'5")



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.



**SCAN ME**