



 **NEWTON**
FALLOWELL

69 Dunsberry, Bretton, Peterborough, PE3 8LB

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Detached Family Home
- THREE BEDROOMS
- Spacious Lounge, Dining Room & Kitchen
- Upstairs Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING
- SOUTHERLY-FACING REAR GARDEN
- Close Proximity to Schooling & Amenities
- EPC Rating D
- Freehold

£300,000





This detached family home is positioned on a popular no-through road within close proximity of local schooling and amenities, benefiting from THREE BEDROOMS, a GARAGE and a SOUTHERLY-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge open through to dining room, which is adjacent to the kitchen, whilst the first floor landing separates three bedrooms and the family bathroom, which hosts a three-piece suite. Outside there are gardens to both front and rear, with the rear garden being southerly-facing and offering patio seating and lawn, whilst also to the front of the home there is driveway parking leading to the garage, with the garage accessible from the rear garden in addition to the driveway.

Entrance Hall

WC

Lounge 5.83m x 5.03m (19'1" x 16'6")

Dining Room 3.15m x 2.35m (10'4" x 7'8")

Kitchen 3.15m x 2.67m (10'4" x 8'10")

Landing

Bedroom One 3.35m x 3.35m (11'0" x 11'0")

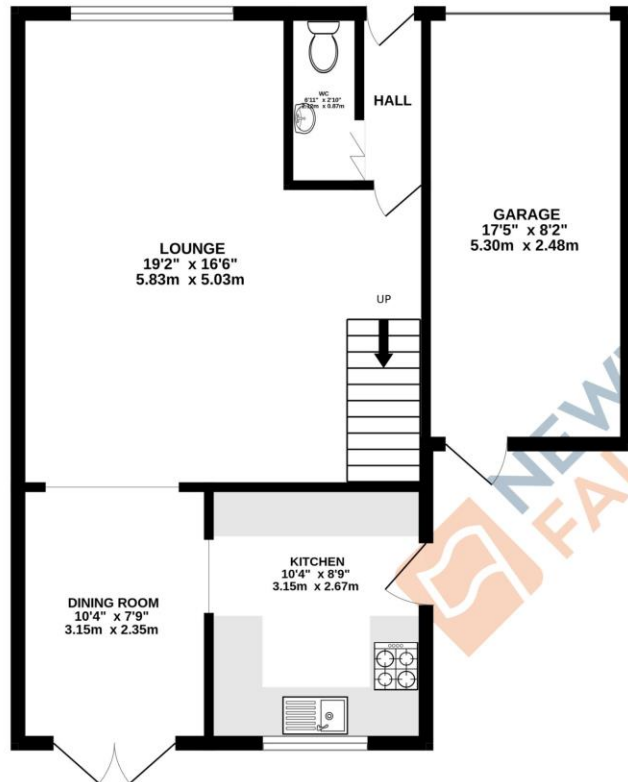
Bedroom Two 3.35m x 2.71m (11'0" x 8'11")

Bedroom Three 2.46m x 1.93m (8'1" x 6'4")

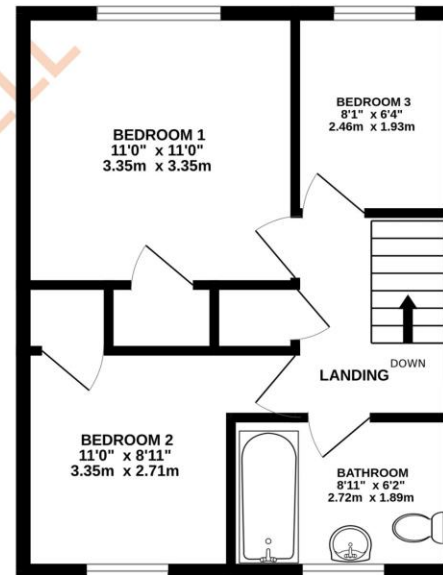
Family Bathroom 2.72m x 1.89m (8'11" x 6'2")

Garage 5.3m x 2.48m (17'5" x 8'1")

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.