



 **NEWTON**
FALLOWELL

13 Ledham, Orton Brimbles, Peterborough, PE2 5TU

 **NEWTON FALLOWELL**

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Key Features

- Spacious Terraced Family Home
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Modern Upstairs Bathroom & Downstairs WC
- WEST-FACING LOW MAINTENANCE GARDEN
- Communal Parking to Front Aspect
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£180,000





This spacious terraced house is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS and a WEST-FACING LOW MAINTENANCE REAR GARDEN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance porch leading into entrance hall, spacious lounge to the front aspect, kitchen diner to the rear with a useful utility cupboard, as well as access to the rear garden and useful downstairs WC, whilst three bedrooms are located to the first floor in addition to the family bathroom, which hosts a modern three-piece suite with a shower over the bath. Outside there is a communal parking area to the front aspect and a low maintenance garden to the rear, which is west-facing and offers decked seating, artificial lawn and privacy to the rear.

Entrance Porch

Entrance Hall

Lounge 15'0" x 10'6" (4.6m x 3.2m)

Kitchen Diner 10'6" x 14'6" (3.2m x 4.4m)

WC

Landing

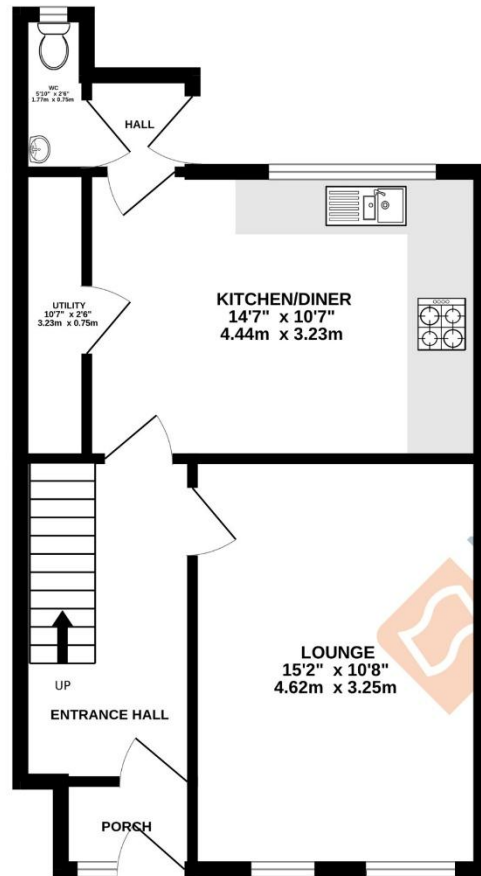
Bedroom One 15'0" x 9'0" (4.6m x 2.7m)

Bedroom Two 10'9" x 11'6" (3.3m x 3.5m)

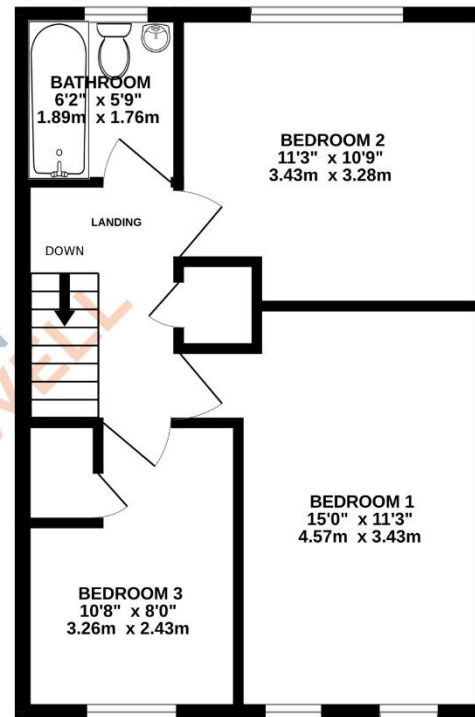
Bedroom Three 8'0" x 10'6" (2.4m x 3.2m)

Family Bathroom 6'0" x 5'9" (1.8m x 1.8m)

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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: A

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 £62 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.