



17 Glebe Road, Fletton, Peterborough, PE2 8BE

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Bay-Fronted Semi-Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Modern Kitchen with Integrated Appliances
- En-Suite, Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Private & Enclosed Rear Garden with Workshop
- EPC Rating D
- Freehold

£325,000





This bay-fronted semi-detached family home benefits from THREE BEDROOMS and THREE RECEPTION ROOMS, in addition to a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, situated in the city centre of Peterborough within walking distance of the train station and amenities. The well presented accommodation comprises of an entrance hall, three reception rooms in the form of the spacious bay-fronted lounge, dining room and conservatory, modern kitchen fitted with integrated appliances to include fridge freezer, dishwasher, washing machine and microwave, useful downstairs WC, whilst three bedrooms are located upstairs with the main bedroom hosting an en-suite, in addition to a family bathroom which services the remaining bedrooms. Outside there is driveway parking to the front and side of the home for multiple vehicles leading to the garage, which benefits from an electric door, power and water, whilst there are gardens to both front and rear, with the rear garden being private and enclosed, hosting decking, patio, lawn, shed storage and access to the workshop to the rear of the garage, which also benefits from power and lighting.





Entrance Hall

Lounge 7.91m x 3.59m (26'0" x 11'10")

Dining Room 3.57m x 3.11m (11'8" x 10'2")

Kitchen 4.24m x 2.15m (13'11" x 7'1")

Conservatory 2.59m x 4.04m (8'6" x 13'4")



WC

Landing

Bedroom One 3.58m x 2.77m (11'8" x 9'1")

En-Suite



Bedroom Two 3.58m x 3.19m (11'8" x 10'6")

Bedroom Three 2.22m x 2.12m (7'4" x 7'0")

Family Bathroom 1.95m x 1.76m (6'5" x 5'10")

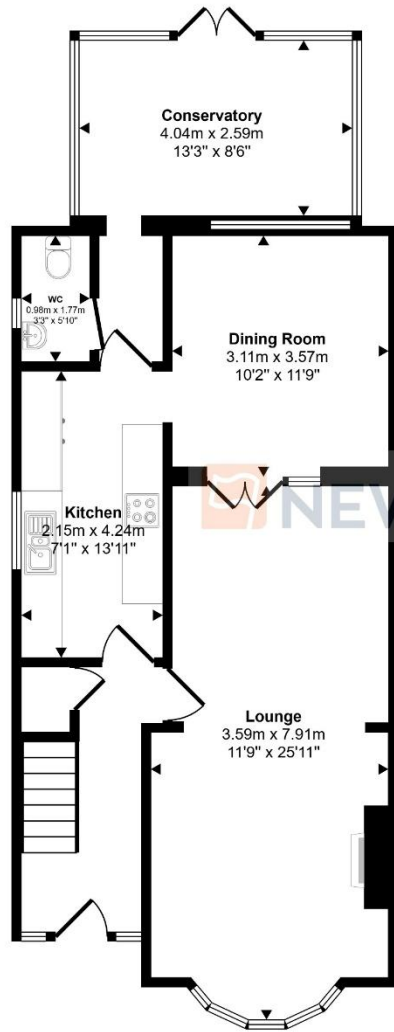
Garage 4.67m x 3.29m (15'4" x 10'10")

Workshop 3.18m x 3.35m (10'5" x 11'0")

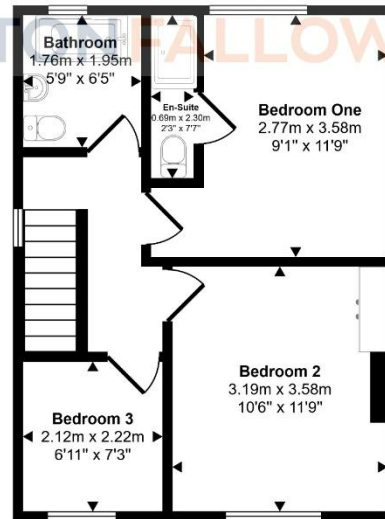




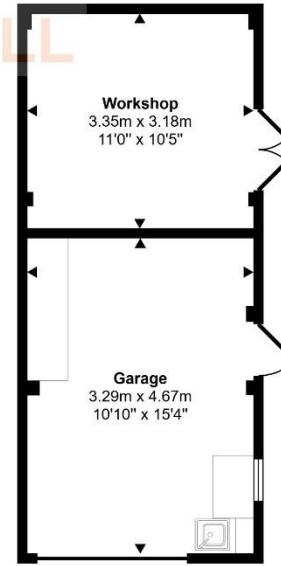
Approx Gross Internal Area
138 sq m / 1485 sq ft



Ground Floor
Approx 71 sq m / 766 sq ft



First Floor
Approx 40 sq m / 432 sq ft



Outbuildings
Approx 27 sq m / 286 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

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 £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.



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