



 **NEWTON**
FALLOWELL

14 Robert Avenue, Dogsthorpe, Peterborough, PE1 3XY

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Extensive Detached Bungalow
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen & Utility Room/Shower Room
- Three-Piece Family Bathroom
- GENEROUS PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC Rating D
- Freehold

£285,000





This extensive detached bungalow benefits from **THREE BEDROOMS** and **THREE RECEPTION ROOMS**, in addition to a **GENEROUS REAR GARDEN** and **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**. The accommodation comprises of an entrance hall, lounge, kitchen, spacious conservatory, study, utility room/shower room, family bathroom and three bedrooms. The property also benefits from air-conditioning with heat and cooling functions and five-way multi-zone gas central heating system. Outside there is driveway parking to the front aspect for multiple vehicles, whilst there are gardens to both front and rear, with the generous rear garden benefiting from patio, lawn and privacy to the rear.





Entrance Hall

Lounge 4.34m x 3.54m (14'2" x 11'7")

Kitchen 3.26m x 2.78m (10'8" x 9'1")

Conservatory 2.56m x 7.83m (8'5" x 25'8")

Study 3.4m x 2.16m (11'2" x 7'1")

Utility/Shower Room 2.04m x 2.91m (6'8" x 9'6")

Bedroom One 4.26m x 3.6m (14'0" x 11'10")

Bedroom Two 3.62m x 3.04m (11'11" x 10'0")

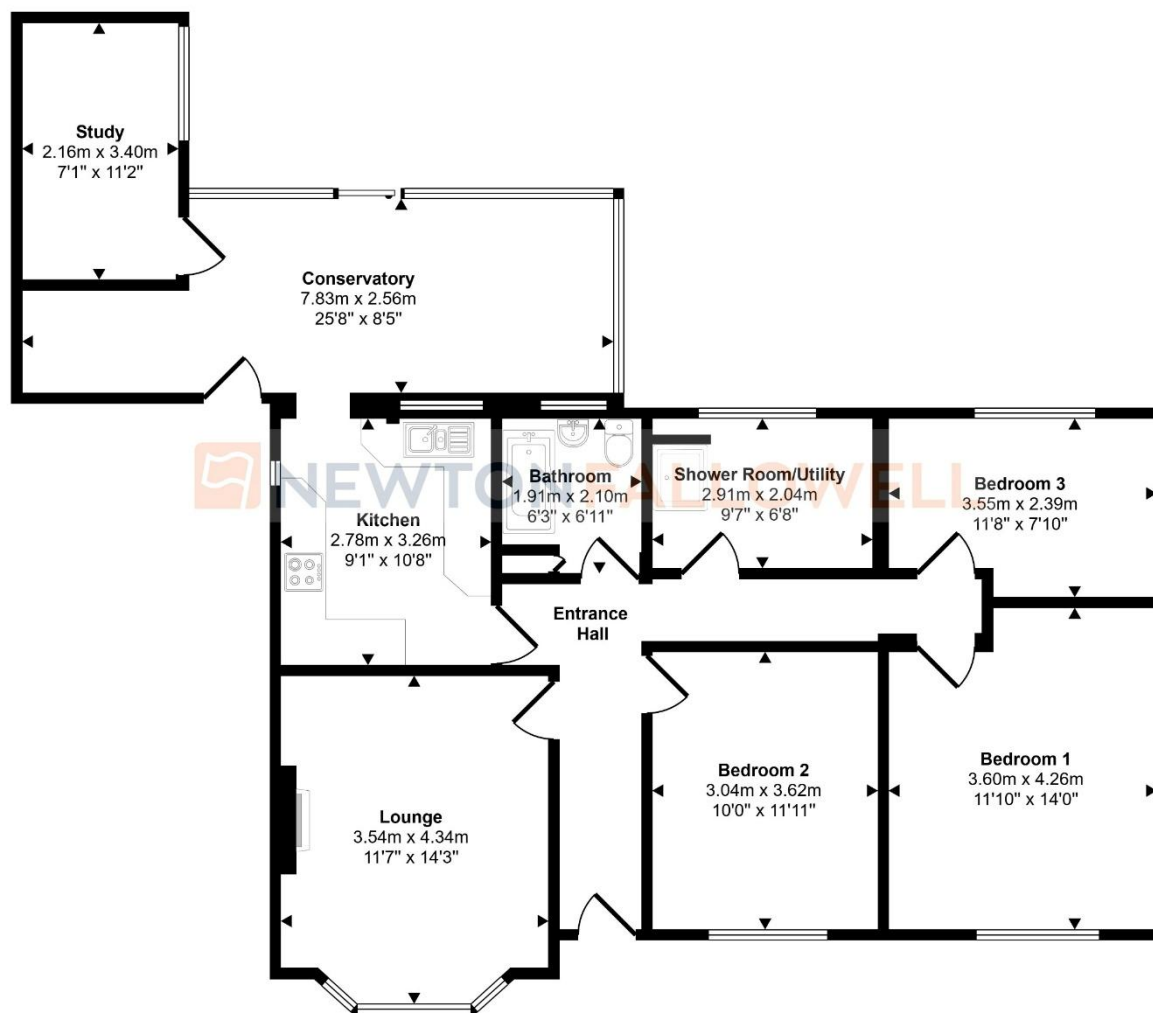
Bedroom Three 2.39m x 3.55m (7'10" x 11'7")

Family Bathroom 2.1m x 1.91m (6'11" x 6'4")





Approx Gross Internal Area
109 sq m / 1176 sq ft



Floorplan

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 £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.



SCAN ME