



 **NEWTON**
FALLOWELL

7 Frederick Drive, Walton, Peterborough, PE4 6BL

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Key Features

- Modern End Terrace Home
- TWO DOUBLE BEDROOMS
- Lounge & Kitchen Diner
- Downstairs WC & Upstairs Family Bathroom
- DRIVEWAY PARKING TO FRONT ASPECT
- Enclosed Low Maintenance Rear Garden
- Ideal First-Time Home or Investment Opportunity
- EPC Rating C
- Freehold

Offers In Excess Of £180,000





A modern end of terrace house benefiting from TWO DOUBLE BEDROOMS and DRIVEWAY PARKING, making an ideal first-time home or investment opportunity, situated within close proximity to schooling and amenities. The accommodation comprises of a lounge to the front aspect, kitchen diner to the rear with access onto the garden and useful downstairs WC, with two double bedrooms located upstairs, one of which hosts convenient built-in storage, in addition to the family bathroom, which boasts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the front aspect, with a low maintenance garden positioned to the rear benefiting from side gated access, patio seating and shed storage.

Entrance Hall

Lounge 3.71m x 3.67m (12'2" x 12'0")

Kitchen Diner 3.26m x 3.73m (10'8" x 12'2")

WC

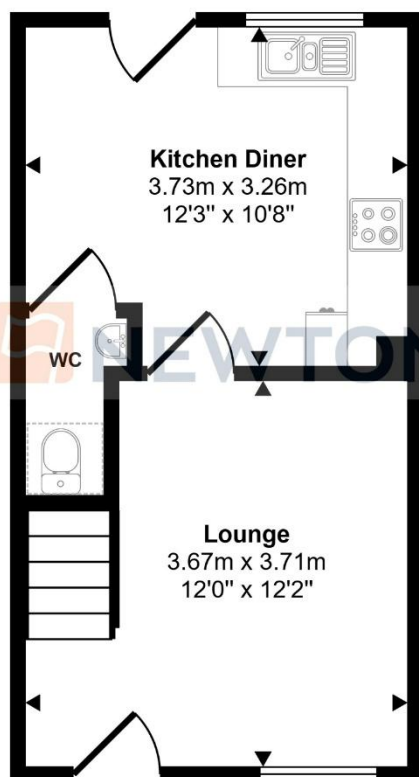
Landing

Bedroom One 2.98m x 2.53m (9'10" x 8'4")

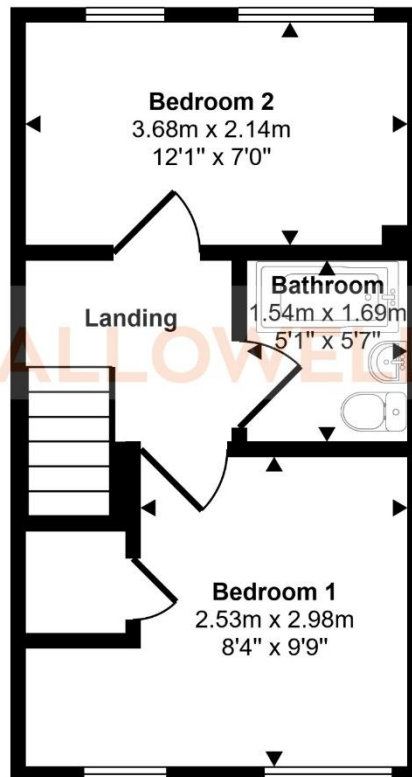
Bedroom Two 2.14m x 3.68m (7'0" x 12'1")

Family Bathroom 1.69m x 1.54m (5'6" x 5'1")

Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 26 sq m / 284 sq ft



First Floor
Approx 26 sq m / 282 sq ft

 Denotes head height below 1.5m

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: 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.



SCAN ME