



NEWTON
FALLOWELL

54 Westbrook Park Road, Woodston, Peterborough, PE2 9JG

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Bay-Fronted Semi-Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen & Utility Room
- Downstairs WC & Upstairs Shower Room
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUTH-WEST FACING REAR GARDEN
- EPC Rating D
- Freehold

Offers In Excess Of £280,000





This bay-fronted semi-detached family home hosts THREE BEDROOMS and TWO RECEPTION ROOMS, as well as a SOUTH-WEST FACING REAR GARDEN in addition to DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation offers ample living space featuring an entrance hall leading to two reception rooms, in the form of the bay-fronted lounge and dining room, kitchen which benefits from the generous utility room to the rear offering ample storage and access to the useful downstairs WC. Upstairs the first floor landing separates the three bedrooms, two of which benefit from built-in storage including the bay-fronted main bedroom, alongside the shower room, which boasts a contemporary three-piece white suite to include a walk-in shower. Outside offers ample parking for multiple vehicles on the driveway to the front aspect with side access to the enclosed south-west facing garden, which hosts shed storage, decked and patio seating areas and lawn, whilst being non-overlooked to the rear.

Entrance Hall

Lounge 4.38m x 3.55m (14'5" x 11'7")

Dining Room 3.78m x 2.96m (12'5" x 9'8")

Kitchen 3.98m x 2.33m (13'1" x 7'7")

Utility Room 3.36m x 2.42m (11'0" x 7'11")

WC

Landing

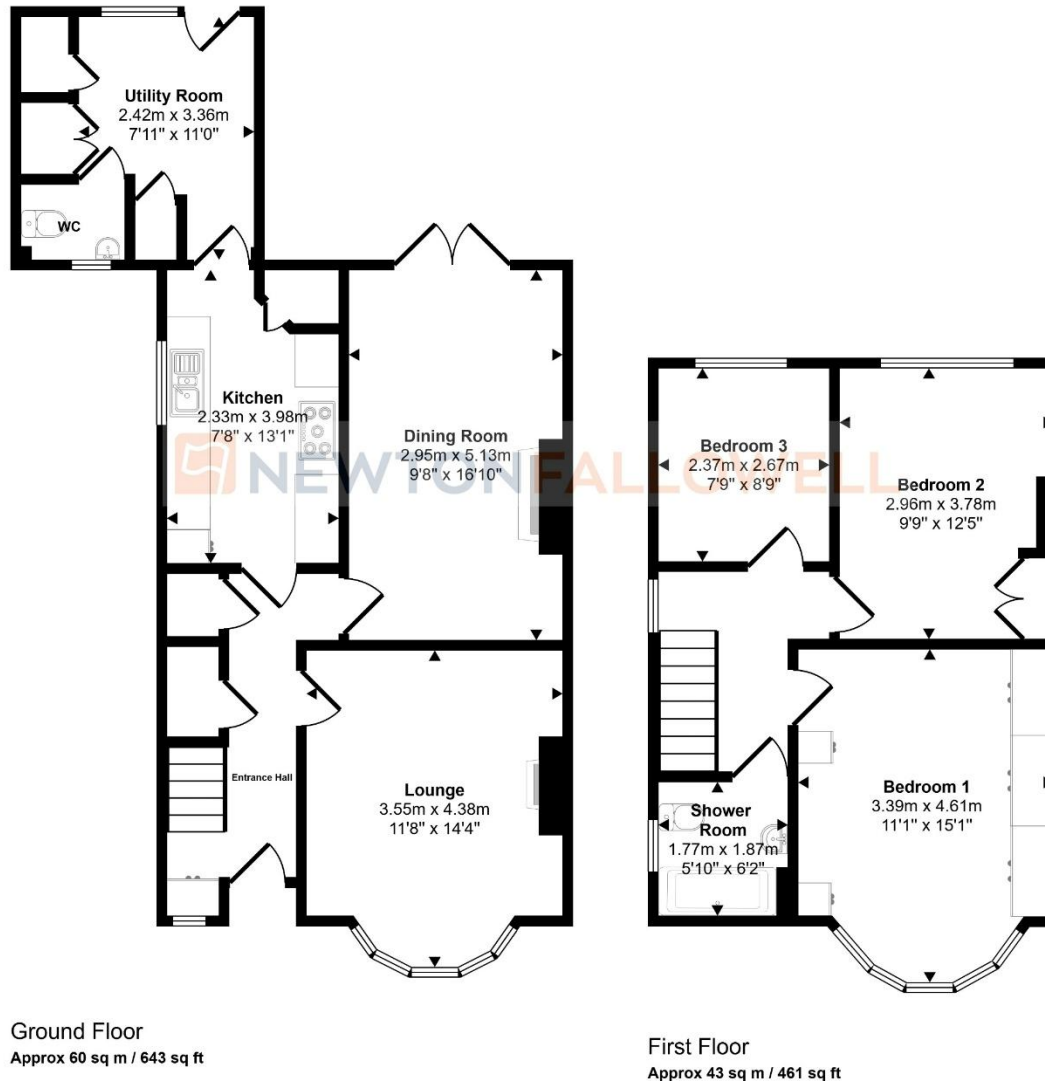
Bedroom One 4.61m x 3.39m (15'1" x 11'1")

Bedroom Two 3.78m x 2.96m (12'5" x 9'8")

Bedroom Three 2.67m x 2.37m (8'10" x 7'10")

Shower Room 1.87m x 1.77m (6'1" x 5'10")

Approx Gross Internal Area
103 sq m / 1105 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 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.



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