



 **NEWTON**  
FALLOWELL

56 Fulbridge Road, Peterborough, PE1 3LB

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## Key Features

- AVAILABLE IMMEDIATELY!
- Semi-Detached Family Home
- THREE BEDROOMS
- Open Plan Lounge Diner & Kitchen
- Upstairs Three-Piece Bathroom
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Enclosed Garden to Rear
- EPC Rating D

£1,200 PCM





This semi-detached family home is AVAILABLE IMMEDIATELY and benefits from THREE BEDROOMS and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance hall, open plan and dual-aspect lounge diner, kitchen, with three bedrooms located upstairs, one of which benefits from useful built-in storage, alongside the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles, whilst to the rear the garden is enclosed and boasts lawn and block paving.

Entrance Hall

Lounge Diner 24'3" x 11'10" (7.4m x 3.6m)

Kitchen 9'1" x 7'6" (2.8m x 2.3m)

Landing

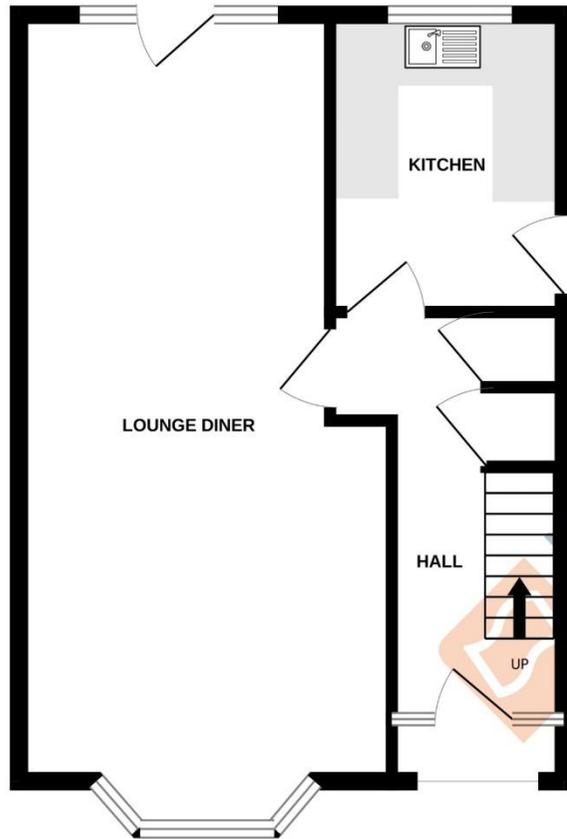
Bedroom One 12'6" x 11'6" (3.8m x 3.5m)

Bedroom Two 11'6" x 11'6" (3.5m x 3.5m)

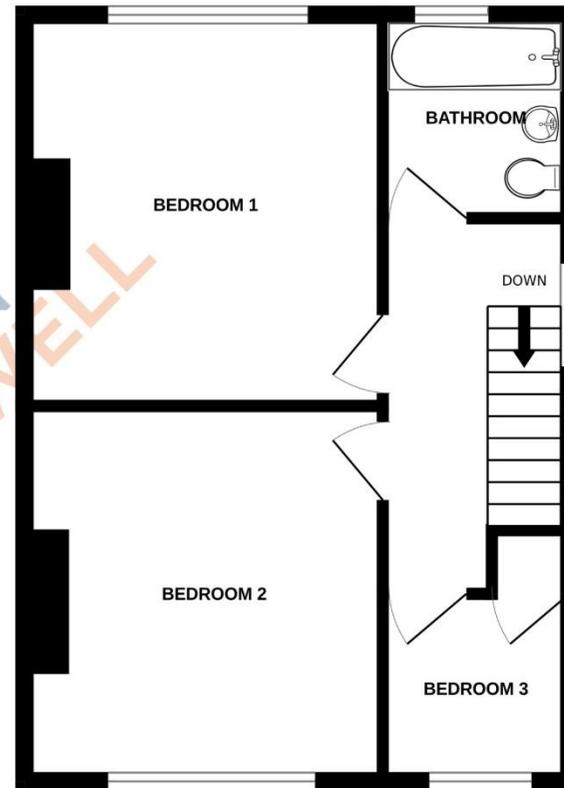
Bedroom Three 5'11" x 6'3" (1.8m x 1.9m)

Family Bathroom 6'7" x 6'2" (2m x 1.9m)

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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