



11 Luddington Road, Walton, Peterborough, PE4 6HH

 **NEWTON FALLOWELL**



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## Key Features

- Bay-Fronted Semi-Detached Home
- THREE BEDROOMS
- SOUTH-FACING CORNER PLOT POSITION
- Lounge & Kitchen Diner
- Three-Piece Upstairs Bathroom
- Driveway Parking to Front Aspect
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

Guide Price £190,000 - £200,000







A bay-fronted semi-detached house situated on a SOUTH-FACING CORNER PLOT POSITION offering POTENTIAL FOR EXTENSION (STPP), being sold with NO ONWARD CHAIN and tucked away in a cul-de-sac making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, bay-fronted lounge to the front aspect and a kitchen diner to the rear with useful storage and access to the rear garden, whilst upstairs the first floor landing separates THREE BEDROOMS and the family bathroom. Outside there is gravelled driveway parking to the front aspect, with side gated access leading to the south-facing, low maintenance garden which hosts potential for extension subject to planning permission.

Entrance Hall

Lounge 3.42m x 3.17m (11'2" x 10'5")

Kitchen Diner 2.89m x 4.19m (9'6" x 13'8")

Landing

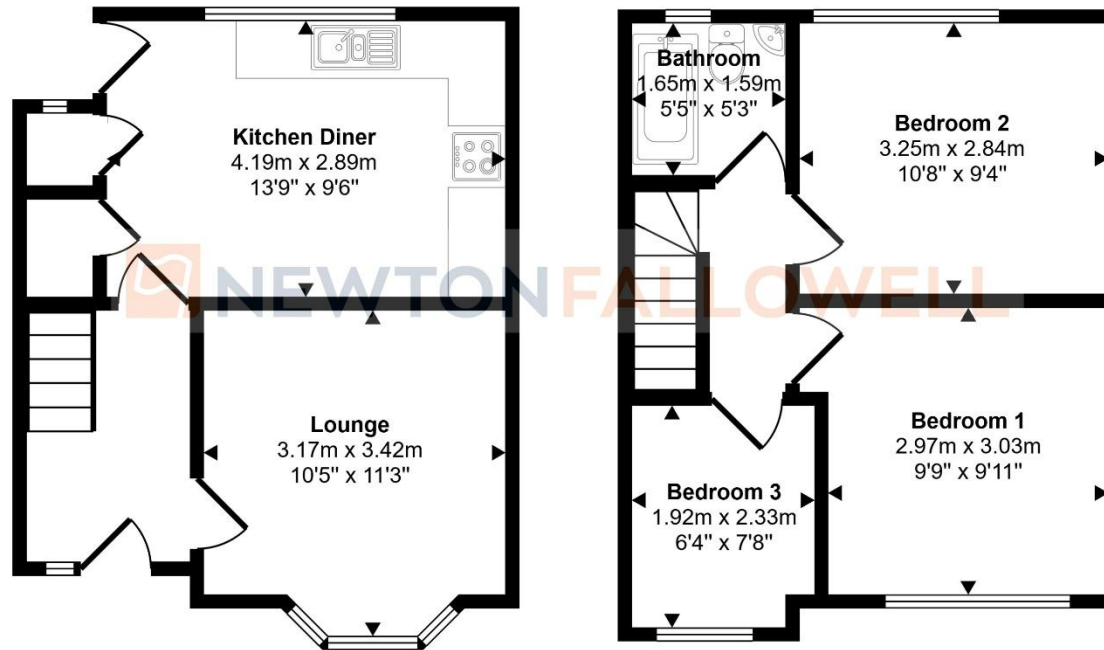
Bedroom One 3.03m x 2.97m (9'11" x 9'8")

Bedroom Two 2.84m x 3.25m (9'4" x 10'8")

Bedroom Three 2.33m x 1.92m (7'7" x 6'4")

Family Bathroom 1.59m x 1.65m (5'2" x 5'5")

Approx Gross Internal Area  
61 sq m / 651 sq ft



Ground Floor  
Approx 30 sq m / 319 sq ft

First Floor  
Approx 31 sq m / 332 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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