



19 Cowper Road, Peterborough, PE1 3JX

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Terraced Family Home
- THREE BEDROOMS
- Kitchen Diner & Lounge
- Upstairs Family Bathroom
- SOUTH-FACING REAR GARDEN
- Communal Parking
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers In Excess Of £180,000





This terraced property offers THREE BEDROOMS, a SOUTH-FACING REAR GARDEN and benefits from NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, lounge to the front and kitchen diner to the rear, with the entrance granting access to an understairs storage cupboard and the rear garden, whilst upstairs the landing separates three bedrooms and the family bathroom, with the bathroom benefiting from a three-piece white suite and overhead shower. To the rear is a private low maintenance garden which hosts an outbuilding and has additional rear gated access, with communal parking found to the front of the property.

Entrance Hall

Lounge 3.39m x 3.34m (11'1" x 11'0")

Kitchen Diner 3.52m x 3.47m (11'6" x 11'5")

Landing

Bedroom One 3.17m x 3.4m (10'5" x 11'2")

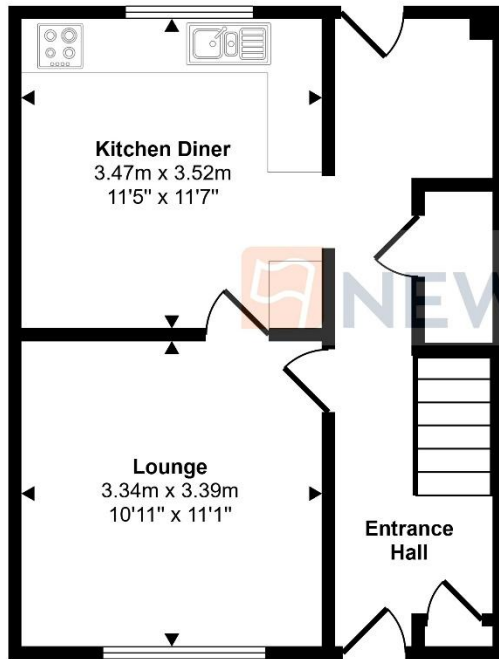
Bedroom Two 3.77m x 2.59m (12'5" x 8'6")

Bedroom Three 1.69m x 1.84m (5'6" x 6'0")

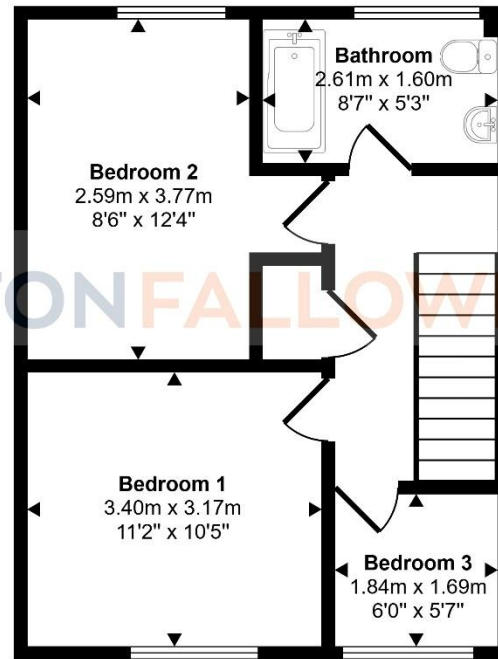
Family Bathroom 1.6m x 2.61m (5'2" x 8'7")

Outbuilding

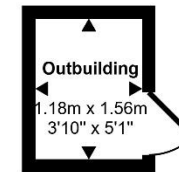
Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft



First Floor
Approx 38 sq m / 407 sq ft



Storage Room
Approx 2 sq m / 20 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: A

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