



137 High Street, Fletton, Peterborough, PE2 8DT

 **NEWTON FALLOWELL**



Key Features

- Terraced Family Home
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Fitted Kitchen
- EN-SUITE & DOWNSTAIRS BATHROOM
- GENEROUS SOUTH-FACING GARDEN
- On-Street Parking to Front Aspect
- EPC Rating C
- Freehold

Offers In Excess Of £180,000





This terraced property offers TWO DOUBLE BEDROOMS and TWO RECEPTION ROOMS, as well as an EN-SUITE and a SOUTH-FACING REAR GARDEN, making an ideal first-time home or investment opportunity. The accommodation comprises of a lounge to the front and dining room to the rear open through to the modern fitted kitchen, downstairs contemporary family bathroom, whilst upstairs there is a landing which separates the two double bedrooms, with the main bedroom boasting built-in storage and an en-suite shower room. Outside there is an expansive south-facing rear garden hosting outside storage space, patio seating and vast lawn, with on-street parking to the front aspect.

Lounge 2.88m x 3.56m (9'5" x 11'8")

Dining Room 3.06m x 3.58m (10'0" x 11'9")

Kitchen 2.81m x 2.17m (9'3" x 7'1")

Family Bathroom 1.61m x 2.16m (5'4" x 7'1")

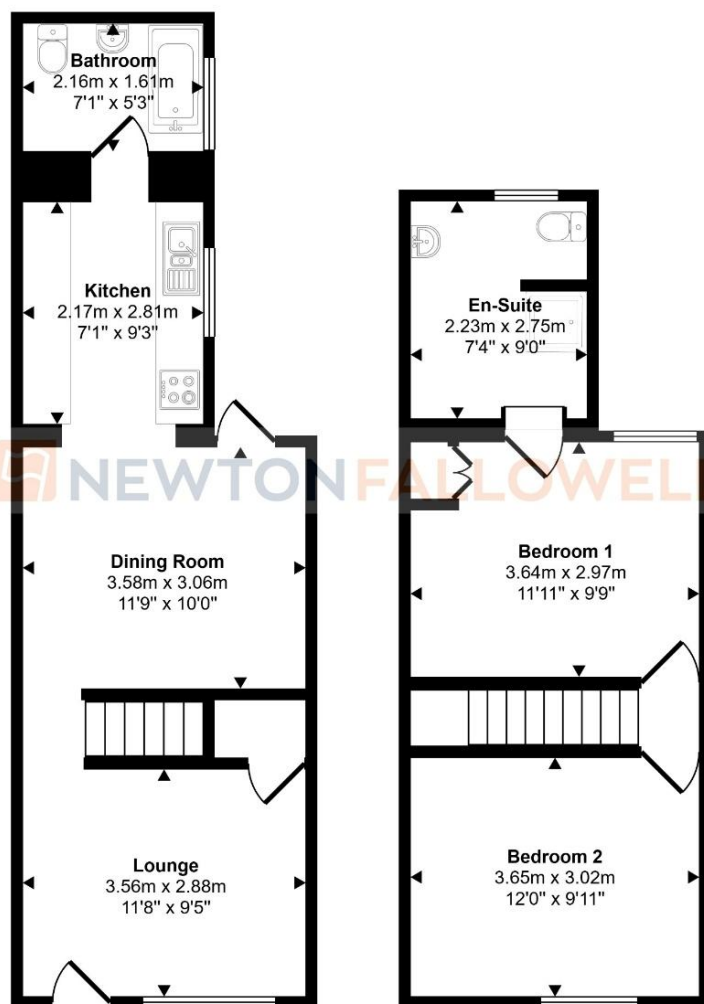
Landing

Bedroom One 2.97m x 3.64m (9'8" x 11'11")

En-Suite 2.75m x 2.23m (9'0" x 7'4")

Bedroom Two 3.02m x 2.23m (9'11" x 7'4")

Approx Gross Internal Area
69 sq m / 739 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 32 sq m / 350 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