



NEWTON
FALLOWELL

22 Paston Ridings, Paston, Peterborough, PE4 7YG

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Open Plan Kitchen Diner
- Downstairs WC & Four-Piece Upstairs Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUTH FACING REAR GARDEN
- EPC Rating C
- Freehold

Guide Price £280,000 - £290,000





This detached family home hosts THREE BEDROOMS and TWO RECEPTION ROOMS, in addition to a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, with a SOUTH FACING REAR GARDEN. The accommodation comprises of an entrance hall granting access to the lounge to the front of the home, useful downstairs WC and open plan kitchen diner which offers built-in storage, appliances and access to the rear garden, whilst upstairs the landing separates three bedrooms and the family bathroom, which boasts a four-piece white suite to include both bath and shower cubicle. To the front aspect the home benefits from an extensive driveway providing parking for multiple vehicles and a garage to the side aspect, with the low maintenance south-facing rear garden offering patio seating, artificial lawn and shed storage.

Entrance Hall

WC

Lounge 4.96m x 3.65m (16'4" x 12'0")

Kitchen 2.21m x 5.67m (7'4" x 18'7")

Dining Room 3.41m x 3.17m (11'2" x 10'5")

Landing

Bedroom One 3.57m x 3.36m (11'8" x 11'0")

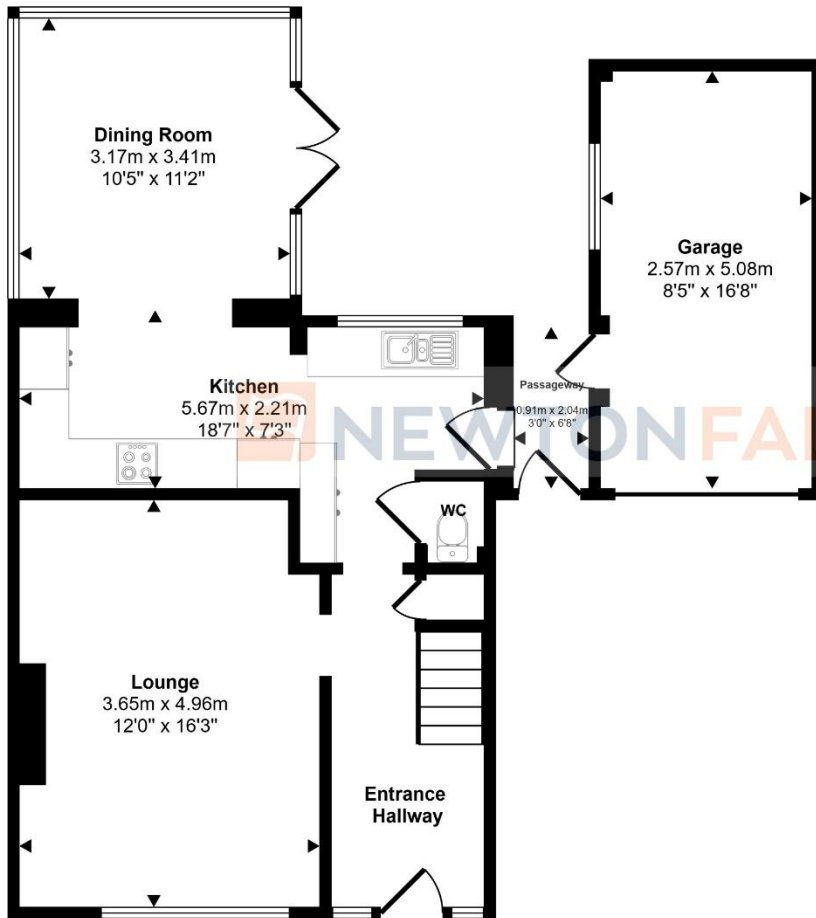
Bedroom Two 3.39m x 3.36m (11'1" x 11'0")

Bedroom Three 2.14m x 2.19m (7'0" x 7'2")

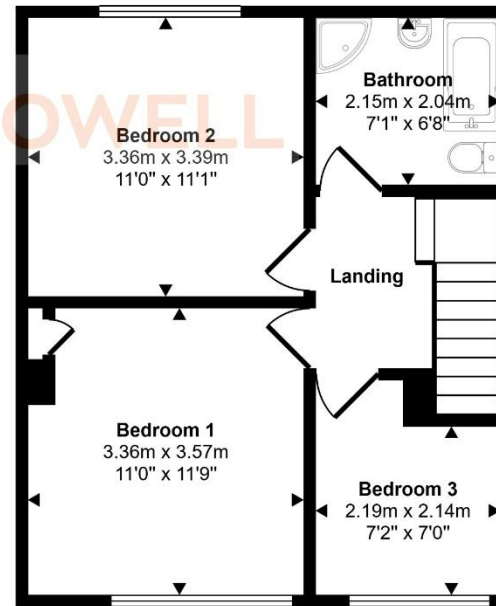
Family Bathroom 2.04m x 2.15m (6'8" x 7'1")

Garage 5.08m x 2.57m (16'8" x 8'5")

Approx Gross Internal Area
109 sq m / 1168 sq ft



Ground Floor
Approx 68 sq m / 733 sq ft



First Floor
Approx 40 sq m / 435 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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