



 **NEWTON**
FALLOWELL

73 Linnet, Orton Wistow, Peterborough, PE2 6XZ

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Key Features

- Terraced Family Home
- TWO BEDROOMS
- Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- DRIVEWAY PARKING TO FRONT ASPECT
- PRIVATE WEST-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers In Excess Of £180,000





This terraced family home benefits from TWO BEDROOMS, a WEST-FACING REAR GARDEN and DRIVEWAY PARKING to the front aspect, being sold with NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall leading through to the lounge diner, with access to the kitchen to the front aspect and garden to the rear, whilst upstairs the landing separates two bedrooms, one of which hosts built-in wardrobes, and family bathroom, which boasts a three-piece white suite with shower over the bath. To the front aspect there is driveway parking and to the rear the west-facing garden offers patio seating and lawn.

Entrance Hall

Lounge Diner 2.85m x 4.8m (9'5" x 15'8")

Kitchen 1.86m x 3.04m (6'1" x 10'0")

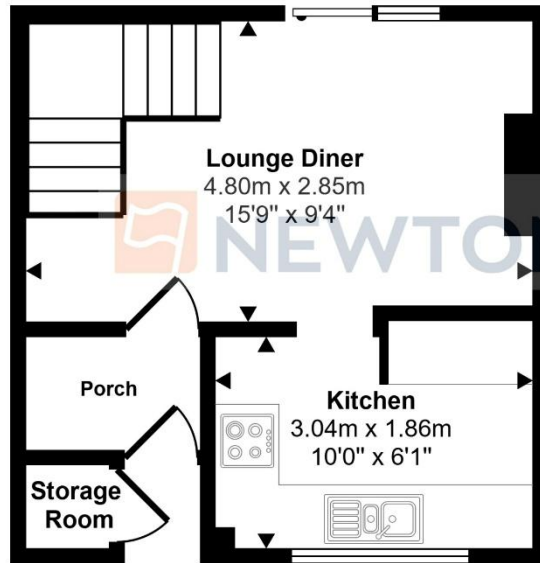
Landing

Bedroom One 2.24m x 3.09m (7'4" x 10'1")

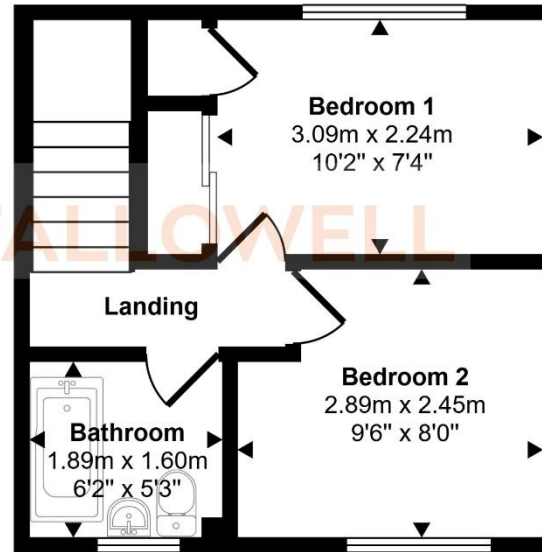
Bedroom Two 2.45m x 2.89m (8'0" x 9'6")

Family Bathroom 1.6m x 1.89m (5'2" x 6'2")

Approx Gross Internal Area
46 sq m / 498 sq ft



Ground Floor
Approx 23 sq m / 243 sq ft



First Floor
Approx 24 sq m / 255 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.



SCAN ME