



142 Mountsteven Avenue, Walton, Peterborough, PE4 6HN

 **NEWTON FALLOWELL**

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## Key Features

- Terraced Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen & Utility Room
- Upstairs Family Bathroom
- Extensive Rear Garden & On-Street Parking
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £170,000 - £190,000





This terraced house boasts THREE BEDROOMS and TWO RECEPTION ROOMS, as well as being sold with NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, lounge to the front aspect hosting a bay fronted window, dining room with ample dining space that leads through to the kitchen, which offers a utility room to the rear and rear garden access, whilst upstairs the landing separates three bedrooms, one of which benefits from built in storage, and a three-piece family bathroom. Outside there is an extensive garden which offers both lawn and patio seating space to the rear, and to the front aspect a low maintenance garden and on-street parking.



Entrance Hall

Lounge 4.25m x 2.98m (13'11" x 9'10")

Dining Room 3.85m x 3.99m (12'7" x 13'1")

Kitchen 4.8m x 2.56m (15'8" x 8'5")

Utility 1.78m x 1.49m (5'10" x 4'11")

Landing

Bedroom One 3.63m x 4.01m (11'11" x 13'2")

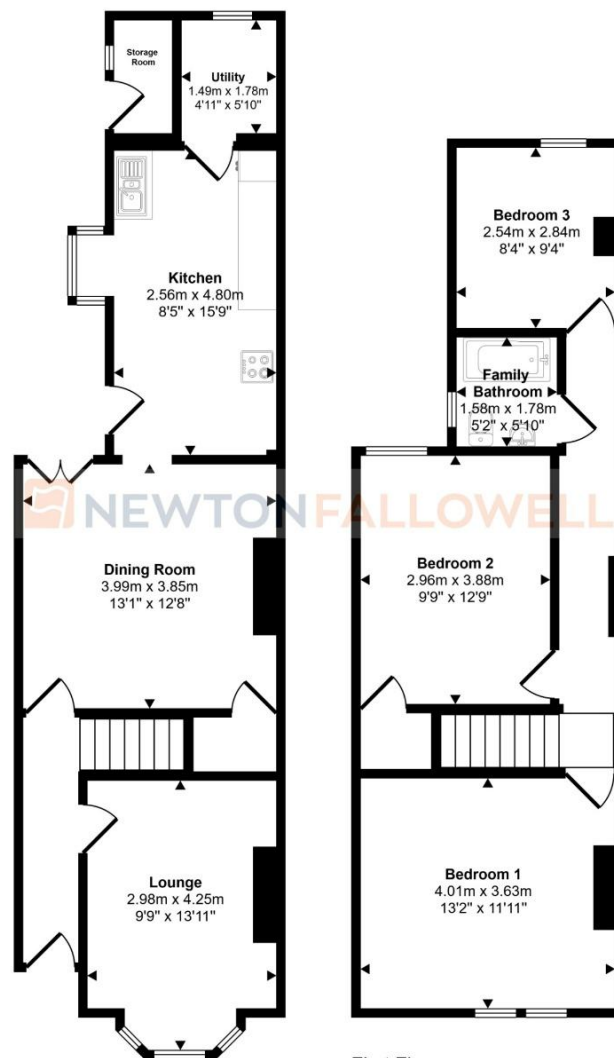
Bedroom Two 3.88m x 2.96m (12'8" x 9'8")

Bedroom Three 2.84m x 2.54m (9'4" x 8'4")

Family Bathroom 1.78m x 1.58m (5'10" x 5'2")

Storage Room

Approx Gross Internal Area  
101 sq m / 1086 sq ft



Ground Floor  
Approx 54 sq m / 576 sq ft

First Floor  
Approx 47 sq m / 510 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