



NEWTON  
FALLOWELL

22 Queens Walk, Peterborough, PE2 9AW

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Deceptively Spacious Semi-Detached Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN DINER
- Family Bathroom & Additional Outside WC
- GARAGE & DRIVEWAY PARKING
- Private Rear Garden
- Situated within Walking Distance of City Centre & Train Station
- EPC Rating TBC
- Freehold

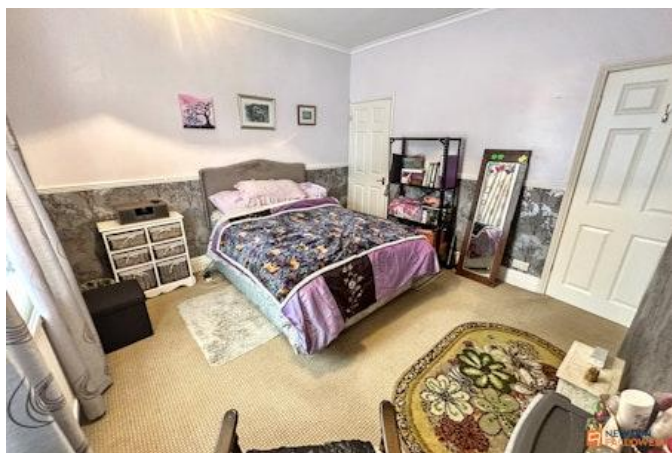
£260,000





This deceptively spacious semi-detached home is SITUATED WITHIN THE HEART OF PETERBOROUGH within walking distance of the city centre and train station, benefiting from THREE BEDROOMS and TWO RECEPTION ROOMS, in addition to a GARAGE and driveway parking. The accommodation comprises of an entrance hall accessible from the side aspect, two reception rooms in the form of the lounge and dining room, with the spacious kitchen diner located to the rear, whilst three bedrooms are separated by the first floor landing alongside the family bathroom, with two of the bedrooms benefiting from useful built-in storage. Outside there is driveway parking to the side aspect, with side gated access leading to the garage and private rear garden, with an outside WC and store room accessible from the garden.





Entrance Hall

Lounge 3.4m x 3.56m (11'2" x 11'8")

Dining Room 3.67m x 3.67m (12'0" x 12'0")

Kitchen Diner 5.37m x 2.7m (17'7" x 8'11")

Landing

Bedroom One 3.53m x 3.61m (11'7" x 11'10")

Bedroom Two 3.69m x 2.53m (12'1" x 8'4")

Bedroom Three 3.15m x 2.36m (10'4" x 7'8")

Family Bathroom 2.2m x 1.35m (7'2" x 4'5")

Outside WC

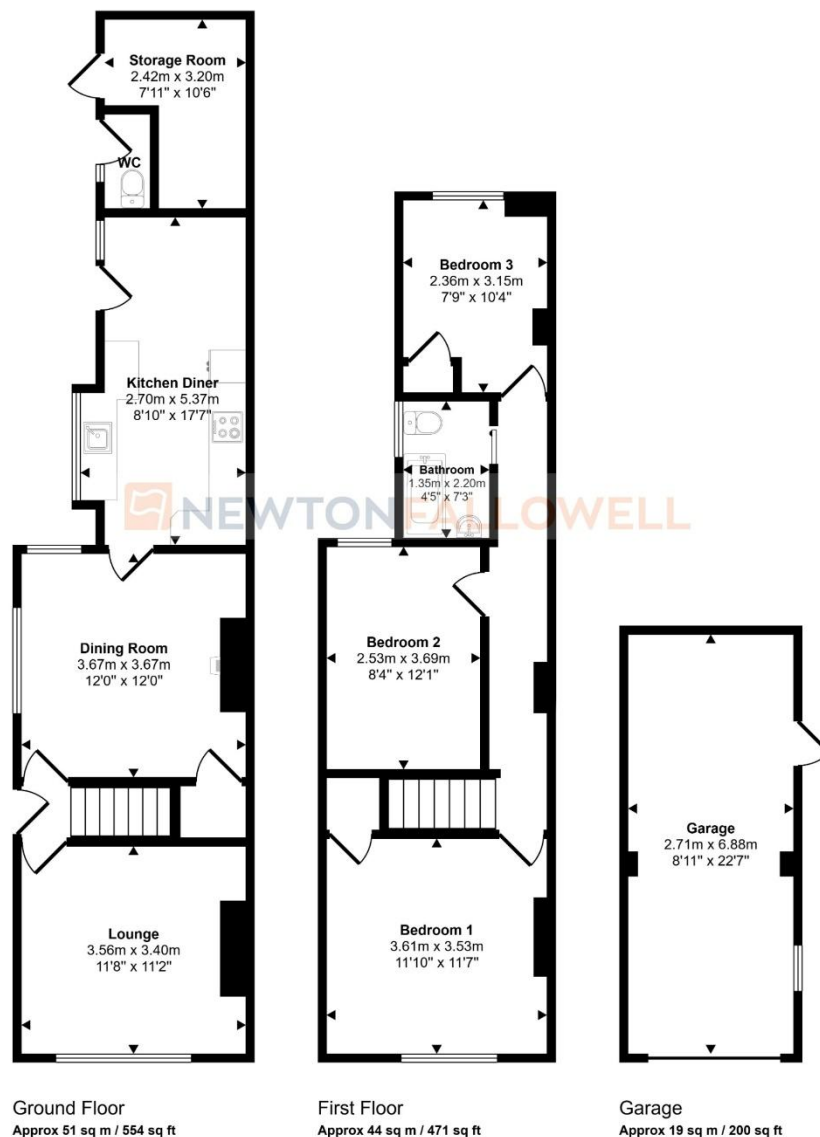
Store Room 3.2m x 2.42m (10'6" x 7'11")

Garage 6.88m x 2.71m (22'7" x 8'11")





Approx Gross Internal Area  
114 sq m / 1225 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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