



36 Sovereign Place, Peterborough, PE3 6DS

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Spacious End Terrace Home
- TWO DOUBLE BEDROOMS
- Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- ALLOCATED PARKING TO THE FRONT ASPECT
- Enclosed Low Maintenance Rear Garden
- Walking Distance of City Centre & Train Station
- EPC Rating D
- Freehold

Offers In Excess Of £200,000





This end terraced family home is situated within WALKING DISTANCE OF THE CITY CENTRE & TRAIN STATION and offers TWO DOUBLE BEDROOMS and ALLOCATED PARKING to the front aspect, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, kitchen that hosts built-in oven and hob, space for a fridge freezer and space and plumbing for a washing machine and dryer, spacious lounge diner with rear garden access, whilst upstairs the landing separates two double bedrooms, with the main bedroom offering built-in storage and both benefiting from the use of the family bathroom which boasts a three-piece suite with a shower over the bath. Outside there is allocated parking to the front aspect for one vehicle in addition to further communal parking, whilst to the rear is the low maintenance garden which offers decking with ample seating space.

Entrance Hall

Kitchen 2.95m x 2.07m (9'8" x 6'10")

Lounge Diner 3.1m x 4.38m (10'2" x 14'5")

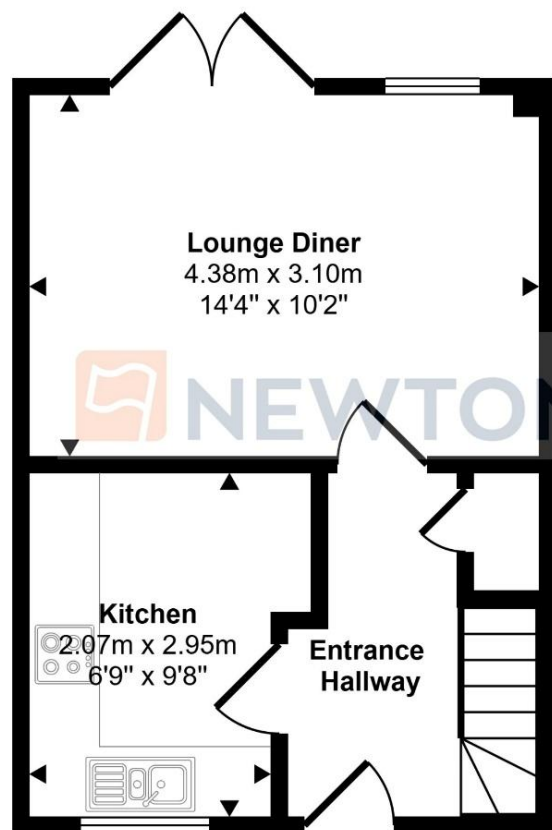
Landing

Bedroom One 2.78m x 3.47m (9'1" x 11'5")

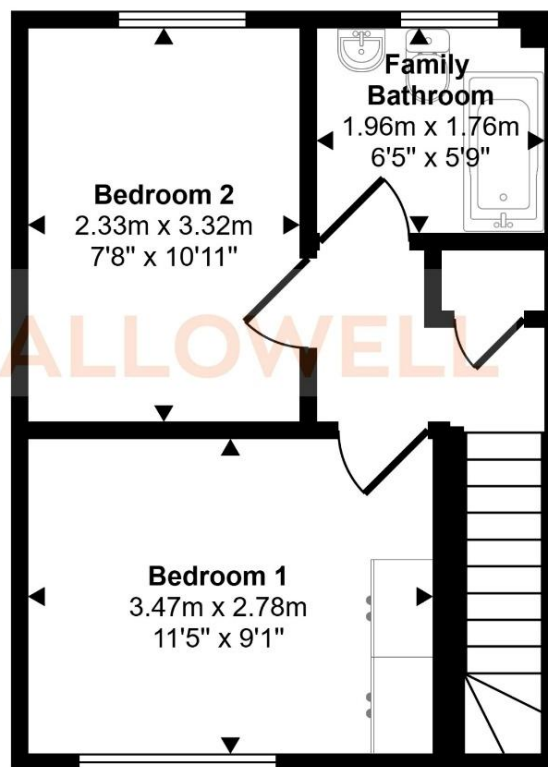
Bedroom Two 3.32m x 2.33m (10'11" x 7'7")

Family Bathroom 1.76m x 1.96m (5'10" x 6'5")

Approx Gross Internal Area
55 sq m / 590 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft



First Floor
Approx 28 sq m / 298 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