



 **NEWTON**
FALLOWELL

110 Willesden Avenue, Walton, Peterborough, PE4 6EB

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3 1 2

Key Features

- END OF TERRACE HOME ON CORNER PLOT
- THREE BEDROOMS
- Recently Refurbished Throughout
- TWO RECEPTION ROOMS
- Kitchen, Utility & Downstairs Bathroom
- DRIVEWAY, SOUTH-FACING GARDEN & POTENTIAL FOR EXTENSION
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£220,000





This end of terraced house sits on a CORNER PLOT POSITION offering POTENTIAL FOR EXTENSION, a SOUTH-FACING GARDEN and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, being sold with NO ONWARD CHAIN, as well as having been recently refurbished making it an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, TWO RECEPTION ROOMS in the form of the spacious lounge to the front and dining room to the rear with access to the modern kitchen, which hosts ample work surface and storage space, a useful utility room that is flexible in its use, downstairs contemporary family bathroom, whilst upstairs the landing separates THREE BEDROOMS with two of the bedrooms benefiting from built-in storage. Outside there is a south-facing rear garden which offers patio seating, lawn and shed storage, whilst to the front aspect the property boasts a gravelled driveway offering parking for multiple vehicles, with potential for extension to the side aspect.

Potential For Extension

The seller previously applied for and had plans permitted for a two-storey extension to the side aspect, to include a garage and extension over incorporating a larger main bedroom, in addition to an upstairs en-suite and family bathroom. These plans have now expired, however are publicly available and can be supplied upon request.

Entrance Hall

Lounge 3.29m x 4.18m (10'10" x 13'8")

Dining Room 3.24m x 3.01m (10'7" x 9'11")

Kitchen 3.28m x 1.98m (10'10" x 6'6")

Utility Room 1.88m x 2.84m (6'2" x 9'4")

Family Bathroom 1.89m x 2.09m (6'2" x 6'11")

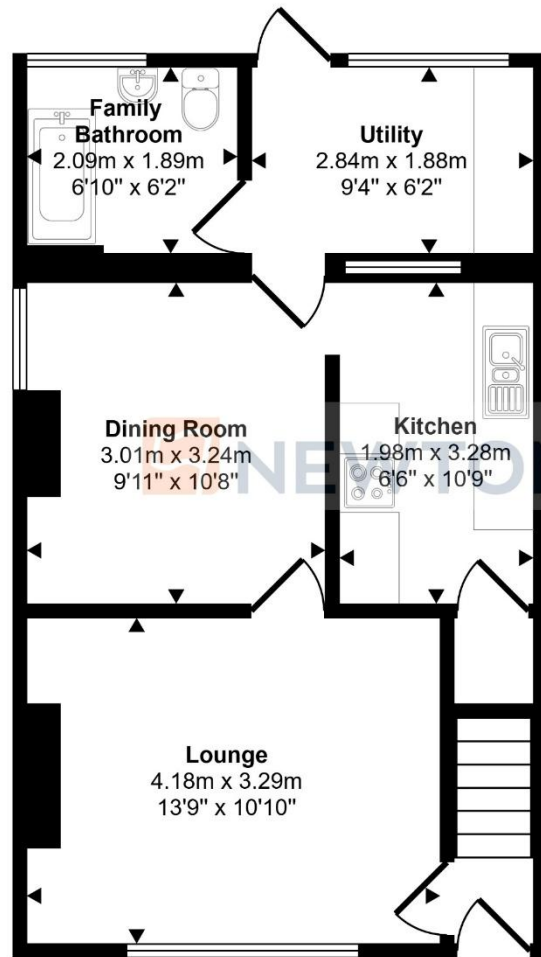
Landing

Bedroom One 3.28m x 4.24m (10'10" x 13'11")

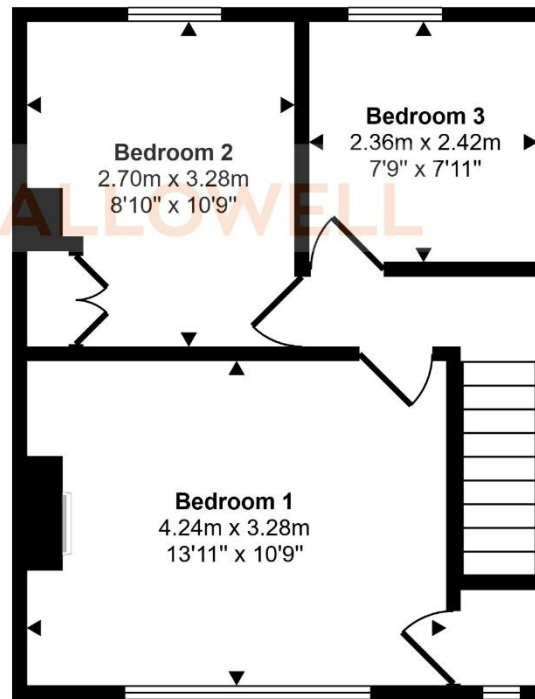
Bedroom Two 3.28m x 2.7m (10'10" x 8'11")

Bedroom Three 2.42m x 2.36m (7'11" x 7'8")

Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 35 sq m / 375 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: A

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