



Priory Road, Peterborough, PE3 9ED

 **NEWTON FALLOWELL**

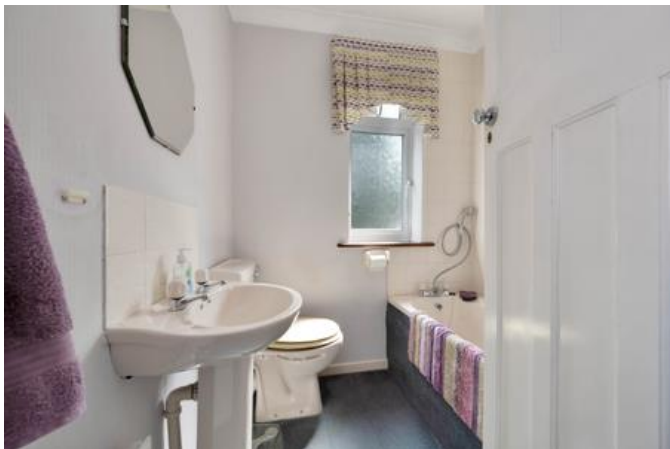
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Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- Lounge & Dining Room
- Extensive Kitchen
- Three-Piece Family Bathroom
- GARAGE, CAR PORT & DRIVEWAY
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

£250,000





A semi-detached family home offering **THREE BEDROOMS, TWO RECEPTION ROOMS** and a **GARAGE**. The accommodation comprises of an entrance hall, bay-fronted lounge, dining room, extensive kitchen, with the first floor landing separating three bedrooms and family bathroom. Outside there is driveway parking to the front aspect, car port to the side aspect and garage providing off-road parking, as well as an enclosed garden to the rear with a brick-built shed.

Council Tax Information

Local Authority: Peterborough City Council
Council Tax Band: B

Entrance Hall

Lounge 3.5m x 3.5m (11.5ft x 11.5ft)

Dining Room 3.5m x 3.4m (11.5ft x 11ft)

Kitchen 2.1m x 5.2m (7ft x 17ft)

Landing

Bedroom One 3.5m x 3.4m (11.5ft x 11ft)

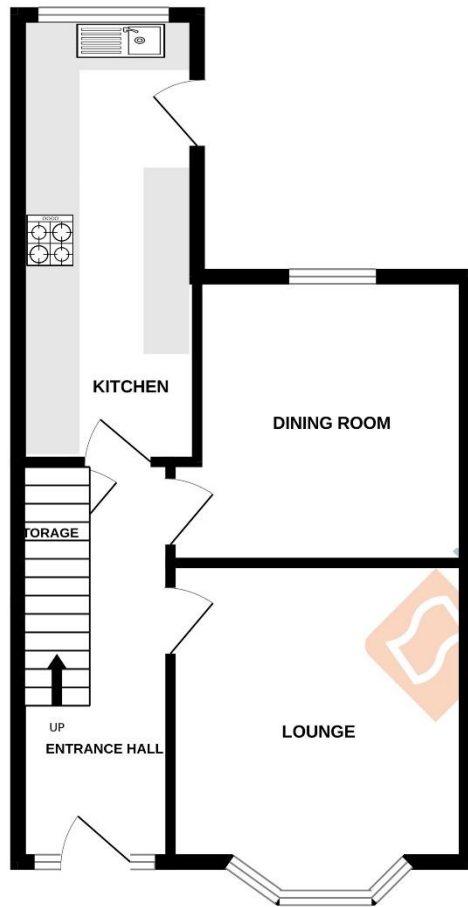
Bedroom Two 3.2m x 3.5m (10.5ft x 11.5ft)

Bedroom Three 2.1m x 2.4m (7ft x 8ft)

Family Bathroom 1.7m x 1.8m (5.5ft x 6ft)

Garage

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



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 £55 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.

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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