



 **NEWTON**
FALLOWELL

107 New Drove, Wisbech, PE13 2SA

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Key Features

- Detached Family Home
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Fitted Kitchen
- En-Suite, Bathroom & Downstairs WC
- GARAGE & SOUTHERLY-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£220,000





This detached family home is being sold with NO ONWARD CHAIN and benefits from THREE DOUBLE BEDROOMS, a GARAGE and a private SOUTHERLY-FACING GARDEN to the rear. The accommodation comprises of a centralised entrance hall, TWO RECEPTION ROOMS to include a dining room and a lounge with doors opening out onto the rear garden, a modern fitted kitchen, useful downstairs WC, with the first floor landing separating three well-balanced bedrooms and a bathroom, whilst an en-suite services the main bedroom. Outside there is a detached garage to the side aspect, with a southerly-facing garden which is non-overlooked to the rear.

Entrance Hall

WC

Lounge 3.69m x 3.37m (12'1" x 11'1")

Dining Room 2.18m x 2.35m (7'2" x 7'8")

Kitchen 4.17m x 2.28m (13'8" x 7'6")

Landing

Bedroom One 2.49m x 3.38m (8'2" x 11'1")

En-Suite 0.96m x 2.24m (3'1" x 7'4")

Bedroom Two 3.4m x 2.5m (11'2" x 8'2")

Bedroom Three 2.25m x 3.27m (7'5" x 10'8")

Family Bathroom 1.8m x 2.33m (5'11" x 7'7")

Garage 4.61m x 2.45m (15'1" x 8'0")

Approx Gross Internal Area
93 sq m / 1004 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 £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.



SCAN ME