



NEWTON

6 Thurning Avenue, Stanground, Peterborough, PE2 8QW

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Semi-Detached Bungalow
- TWO DOUBLE BEDROOMS
- Spacious Lounge Diner & Kitchen
- Shower Wet Room
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- Low Maintenance Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £220,000 - £230,000





This semi-detached bungalow is situated within a popular area of Stanground offering TWO DOUBLE BEDROOMS and a GARAGE, as well as being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, spacious lounge diner, kitchen hosting free-standing appliance spaces, two double bedrooms and a shower wet room. Outside there are gardens to both front and rear, with the rear garden being low maintenance, whilst driveway parking is located to the side aspect leading to the garage, which can also be accessed via a personnel door from the rear garden and electric door access from the driveway to the rear garden.

Entrance Hall

Lounge Diner 2.99m x 5.5m (9'10" x 18'0")

Kitchen 2.23m x 3.28m (7'4" x 10'10")

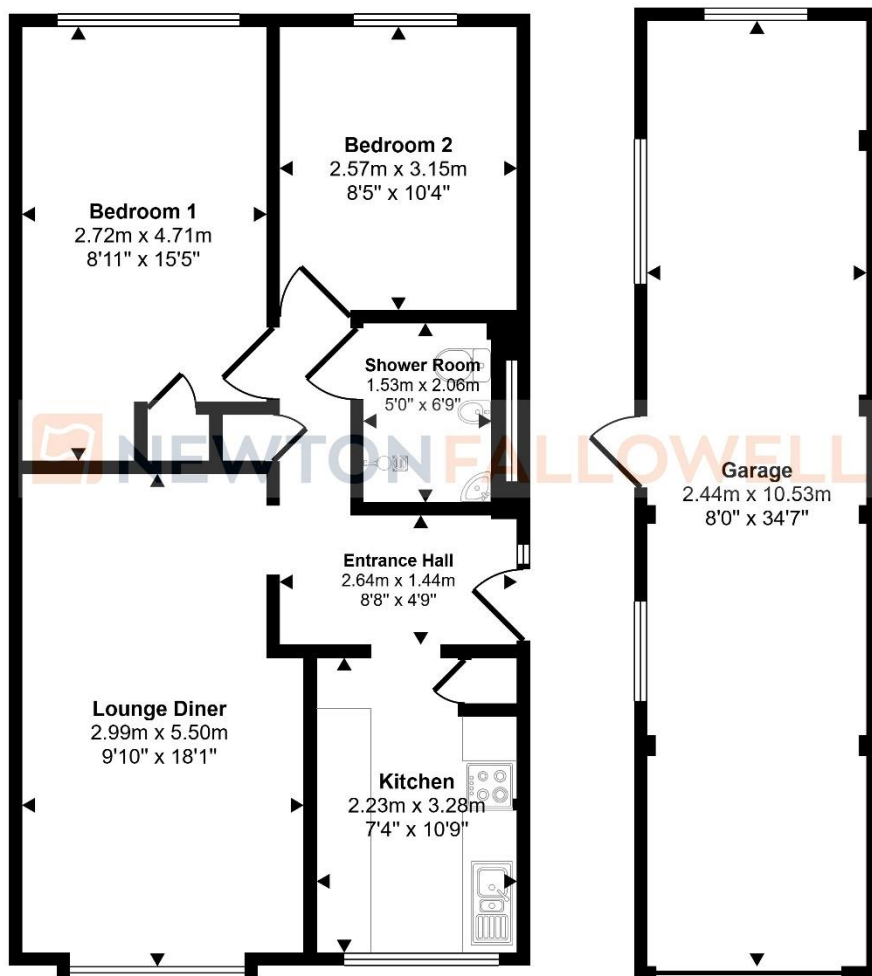
Bedroom One 2.72m x 4.71m (8'11" x 15'6")

Bedroom Two 2.57m x 3.15m (8'5" x 10'4")

Shower Wet Room 1.53m x 2.06m (5'0" x 6'10")

Garage 10.53m x 2.44m (34'6" x 8'0")

Approx Gross Internal Area
81 sq m / 876 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft

Garage
Approx 26 sq m / 276 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