



NEWTON
FALLOWELL

65 Lessingham, Orton Brimbles, Peterborough, PE2 5TP

 **NEWTON FALLOWELL**

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Key Features

- Spacious Terraced Family Home
- THREE BEDROOMS
- Kitchen Diner & Lounge
- Downstairs WC & Upstairs Bathroom
- GARDEN ROOM WITH HOT TUB
- Communal Parking
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Offers In Excess Of £180,000





This terraced house boasts THREE BEDROOMS, a GARDEN ROOM HOSTING A HOT TUB and benefits from NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, lounge to the front of the home and kitchen diner to the rear, with the kitchen diner hosting access to the useful downstairs WC and access to the rear garden, whilst upstairs the first floor landing separates three bedrooms, two of which boast built-in storage, as well as the family bathroom, which benefits from a three-piece white suite with shower over the bath. Outside there are low maintenance gardens to both front and rear, with the rear garden also hosting a garden room with a hot tub, in addition to rear gated access leading to a communal parking area.

Entrance Porch

Entrance Hall

Lounge 4.47m x 3.15m (14'8" x 10'4")

Kitchen Diner 3.16m x 4.31m (10'5" x 14'1")

WC

Landing

Bedroom One 3.77m x 2.67m (12'5" x 8'10")

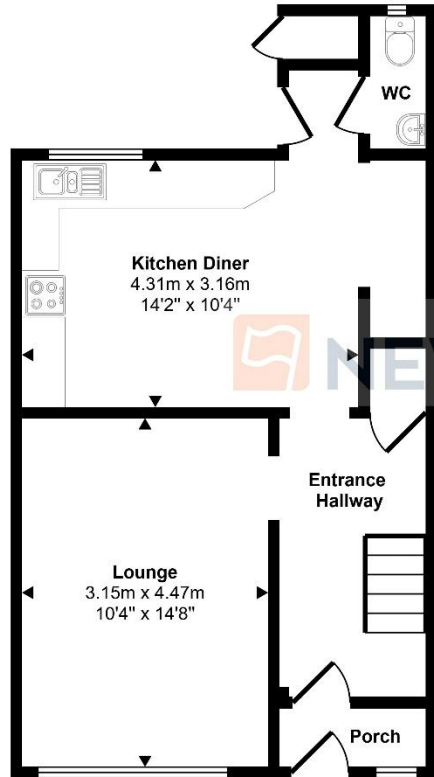
Bedroom Two 3.02m x 3.4m (9'11" x 11'2")

Bedroom Three 3.01m x 2.35m (9'11" x 7'8")

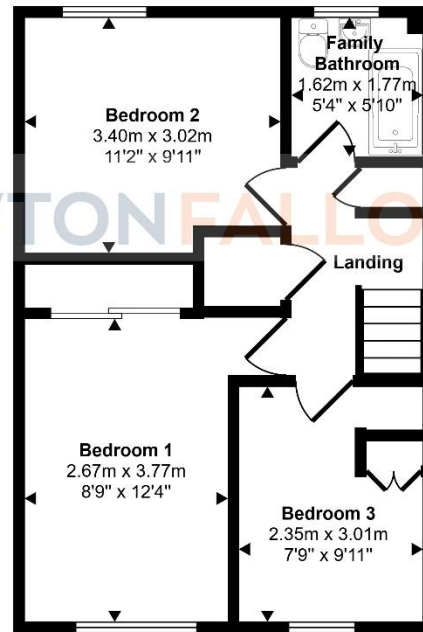
Family Bathroom 1.77m x 1.62m (5'10" x 5'4")

Garden Room 3.19m x 4.19m (10'6" x 13'8")

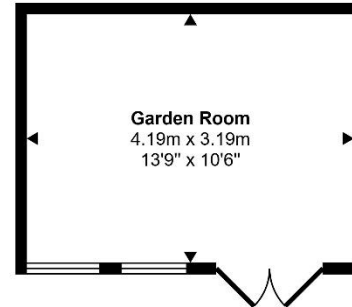
Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 40 sq m / 428 sq ft



Garden Room
Approx 13 sq m / 144 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