



NEWTON
FALLOWELL

104 Paston Lane, Walton, Peterborough, PE4 6EU

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Bay-Fronted Semi-Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS & KITCHEN
- Three-Piece Family Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£270,000





This bay-fronted semi-detached family home is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS and THREE RECEPTION ROOMS, in addition to a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance porch, entrance hall, bay-fronted lounge to the front aspect hosting open access to the dining room, with doors leading onto the conservatory overlooking and providing access to the rear garden, kitchen located to the rear, whilst the first floor landing separates three bedrooms, with one of the bedrooms benefiting from useful built-in wardrobes, as well as the family bathroom, which provides a three-piece suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles, with side access leading to the garage and rear garden, which benefits from two external store cupboards.

Entrance Porch

Entrance Hall

Lounge 3.9m x 3.65m (12'10" x 12'0")

Dining Room 3.76m x 3.36m (12'4" x 11'0")

Conservatory 3.05m x 2.9m (10'0" x 9'6")

Kitchen 5.07m x 2.22m (16'7" x 7'4")

Landing

Bedroom One 4.08m x 3m (13'5" x 9'10")

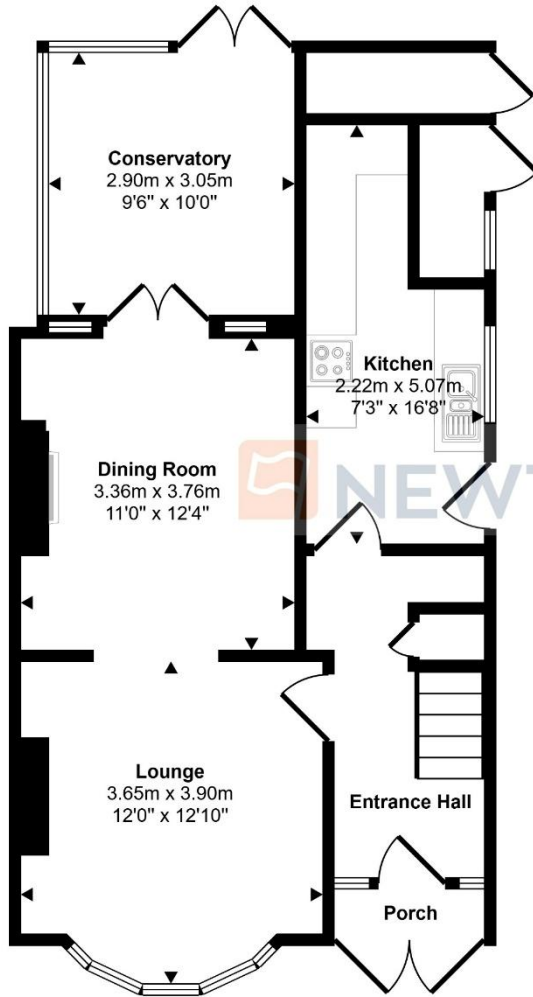
Bedroom Two 3.78m x 3.74m (12'5" x 12'4")

Bedroom Three 2.32m x 2.16m (7'7" x 7'1")

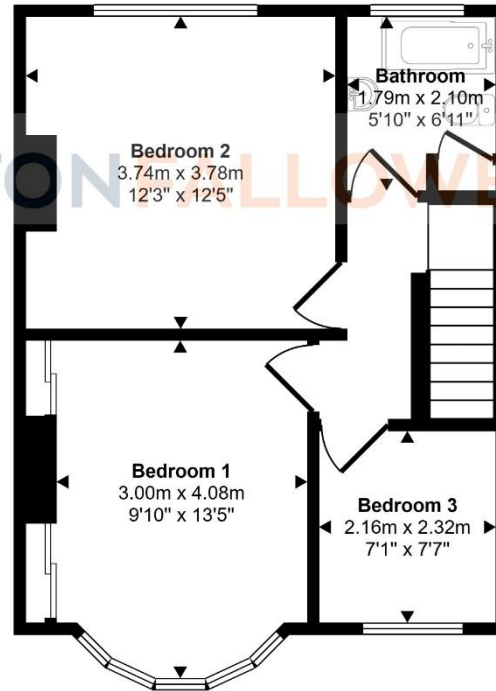
Family Bathroom 2.1m x 1.79m (6'11" x 5'11")

Garage 4.79m x 2.45m (15'8" x 8'0")

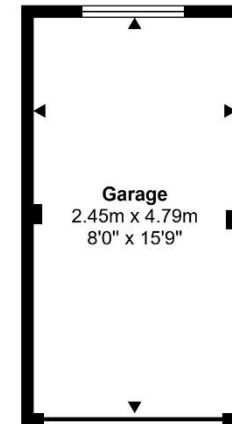
Approx Gross Internal Area
115 sq m / 1234 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 12 sq m / 126 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: C

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.



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