Connells

School Road
Newborough PETERBOROUGH

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Newborough PETERBOROUGH PE6 7RG

Guide Price
£170,000 - £180,000

Property Description

Offered for sale chain-free and located in the lovely village of Newborough, this well-proportioned two/three bedroom bungalow offers versatile accommodation and attractive outdoor space. The property features a bright lounge with a bow window, providing a welcoming living area, alongside a separate dining room which could easily be utilised as a third bedroom if required. A fitted kitchen serves the home well, complemented by two further bedrooms, a conservatory overlooking the garden, and a practical wet room.

Outside, the bungalow enjoys a particularly attractive rear garden with a patio seating area, mature plants, and a charming orchard section containing fruit trees, creating a peaceful and private setting. To the front, there is a low-maintenance garden and a driveway providing off-road parking. This property represents an excellent opportunity to enjoy comfortable village living with the added benefit of no onward chain.

Public notice: 'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Lounge

Patterned UPVC double glazed door into the lounge. Radiator, TV and telephone points, living flame electric fire with feature surround, coving to textured ceiling, fully glazed double doors into the kitchen and bedroom/dining room and door into an inner hallway. Leaded and patterned UPVC double glazed bow window to the front.

Dining Room/Bedroom

Radiator, coving to textured ceiling and UPVC double glazed window to the front.

Kitchen

Comprising a range of matching wall and base level units, glass fronted display unit, worktops and a single drainer sink with mixer tap over and splashbacks. Cookerpoint, space for a full standing fridge freezer, plumbing for washing machine and dishwasher (Indesit washing machine and the Beko dishwasher are included in the sale). Worcester gas boiler servicing the hot water and central heating system, radiator, coving to textured ceiling, UPVC double glazed window to side and a half glazed patterned UPVC door to the side.

Inner Hallway

Door into airing cupboard housing the cylinder water tank and with slatted shelving. Coving to papered ceiling with loft access and doors off onto bedrooms one, two and wet room.

Bedroom One

Radiator, TV point, range of fitted wardrobes (one of which is mirror fronted) with hanging rails and shelving, coving to papered ceiling and UPVC double glazed window to the rear.

Bedroom Two

Radiator, coving to smooth ceiling and UPVC French doors into the conservatory.

Conservatory

UPVC constructed with a slanted polycarbonate roof, ceramic tiled flooring, double radiator and fully glazed UPVC door into the rear garden.

Wet Room

Being fully tiled and comprising a three piece suite to include a shower area which has a Redring Selectronic Premier shower fitted, a wash hand basin with mixer tap over set within a vanity unit and a raised WC. Heated towel rail, extractor, coving to tiled ceiling and a patterned UPVC double glazed window to the side.

Outside

To the front of the property is a gravel ornamental garden with a circular feature and mature established planted side borders. A gravel driveway provides off road parking for several vehicles and there is gated access to the rear garden.

The rear garden is extensive and includes a raised paved patio area with the main garden being laid to lawn with mature and established planted side borders plus an orchard area with a selection of fruit trees to include apple, plum and pear. Garden shed, greenhouse. The garden is surrounded by a timber built fence.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 81.8 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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