



 **NEWTON**

84 Peterborough Road, Farcet, Peterborough, PE7 3BN

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- Spacious Accommodation Over Three Floors
- Modern Breakfast Kitchen & Spacious Lounge Dining Area
- En-Suite, Bathroom & Ground Floor WC
- SOUTH-FACING REAR GARDEN
- Driveway for ample vehicles to front aspect
- EPC Rating E
- Freehold

Guide Price £300,000 - £325,000







This semi detached family home OVERLOOKS FIELDS to the rear aspect and benefits from THREE DOUBLE BEDROOMS and a GENEROUS SOUTH-FACING REAR GARDEN. The accommodation comprises of an entrance hall, useful downstairs WC, two reception rooms in the form of a dining room and a lounge area, spacious kitchen breakfast room and a utility room, whilst the first floor landing separates two of the double bedrooms and the four piece family bathroom which hosts corner bath with separate shower cubicle wash hand basin and WC. To the second floor you have the main bedroom with an en-suite and the perfect view from the skylight opening window with the field views to the rear of this family home. Outside there is a driveway to the front aspect, whilst side gated access between the house leads onto the generous south-facing garden, which boasts patio seating, vast lawn, shed storage and perfect views to the rear which make this family home worth a view.







Entrance Hall 3.99m x 1.87m (13'1" x 6'1")

Lounge 3.51m x 3.37m (11'6" x 11'1")

Dining Room 4.38m x 3.39m (14'5" x 11'1")

Kitchen Breakfast 2.77m x 5.14m (9'1" x 16'11")

Utility Room 3.39m x 1.84m (11'1" x 6'0")



Downstairs WC 1.91m x 0.73m (6'4" x 2'5")

Landing 4.83m x 1.93m (15'10" x 6'4")

Bedroom Two 3.63m x 3.36m (11'11" x 11'0")

Bedroom Three 3.66m x 3.36m (12'0" x 11'0")



Bathroom 2.32m x 1.9m (7'7" x 6'2")

Landing 0.95m x 1.31m (3'1" x 4'4")

Bedroom One 3.14m x 3.52m (10'4" x 11'6")

En-suite 1.63m x 1.34m (5'4" x 4'5")









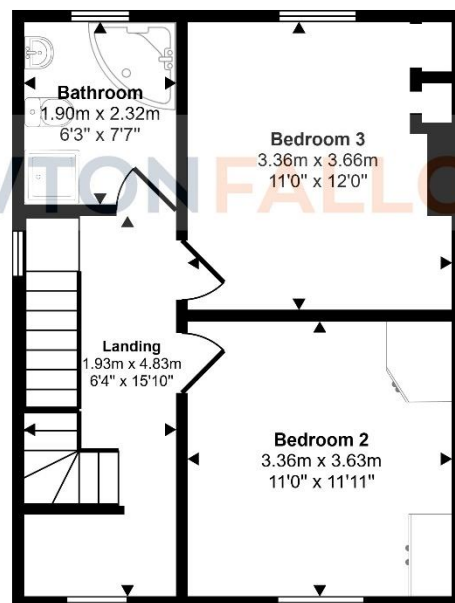
Approx Gross Internal Area  
113 sq m / 1213 sq ft



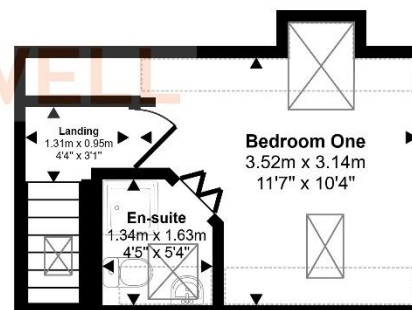
Ground Floor  
Approx 57 sq m / 612 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 40 sq m / 430 sq ft



Second Floor  
Approx 16 sq m / 171 sq ft

#### 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 £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