



15 South View, Woodston, Peterborough  
£270,000

 **NEWTON FALLOWELL**

## 15 South View

Woodston, Peterborough

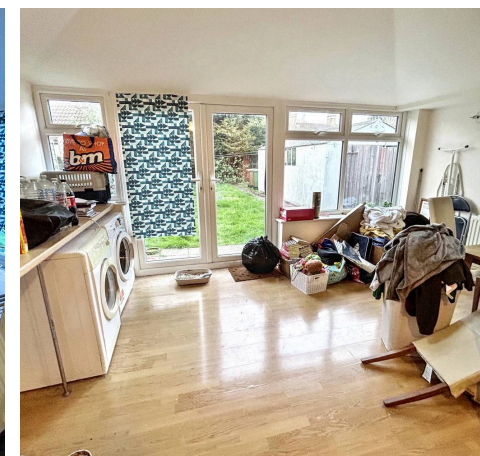
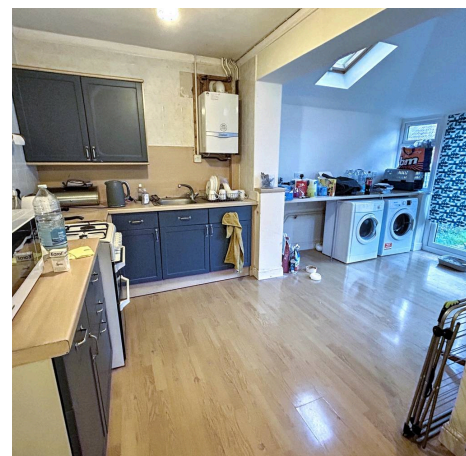
This EXTENDED detached family home is situated WITHIN THE HEART OF PETERBOROUGH CITY CENTRE and benefits from THREE BEDROOMS, a GARAGE and driveway parking, as well as a GENEROUS GARDEN to the rear. The accommodation comprises of an entrance hall, spacious lounge to the front of the home, extended kitchen diner to the rear with doors leading to the rear garden and access to a useful downstairs WC, whilst the first floor landing separates three bedrooms benefiting from built - in storage, in addition to the family bathroom, which hosts a three - piece white suite with a shower over the bath. Outside there is driveway parking to the front and side of the home for multiple vehicles, lawned front garden and side gated access to the garage and rear garden, with the garden offering lawn and privacy to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





### Entrance Hall

### Lounge

16' 9" x 11' 3" (5.11m x 3.43m)

### Kitchen

14' 8" x 6' 10" (4.47m x 2.08m)

### Dining room

14' 3" x 7' 9" (4.35m x 2.36m)

### Wc

### Landing

### Bedroom One

11' 11" x 11' 3" (3.64m x 3.44m)

### Bedroom Two

12' 0" x 9' 8" (3.65m x 2.94m)

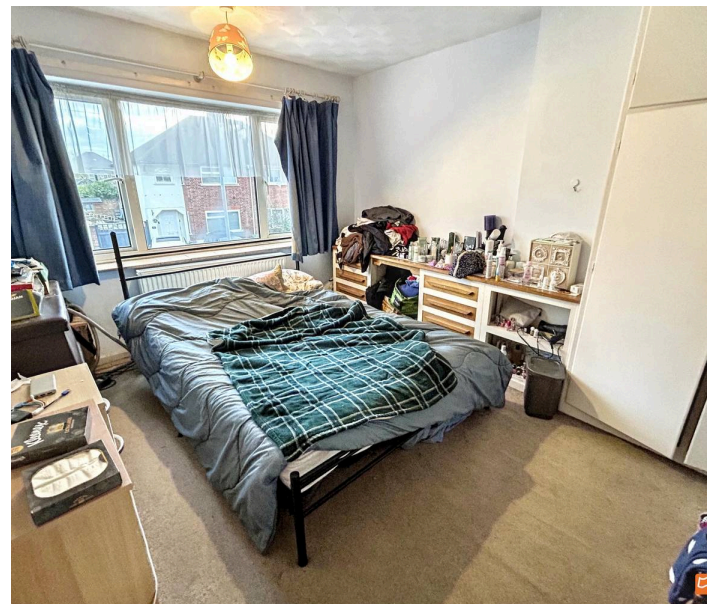
### Bedroom Three

7' 10" x 7' 8" (2.38m x 2.33m)

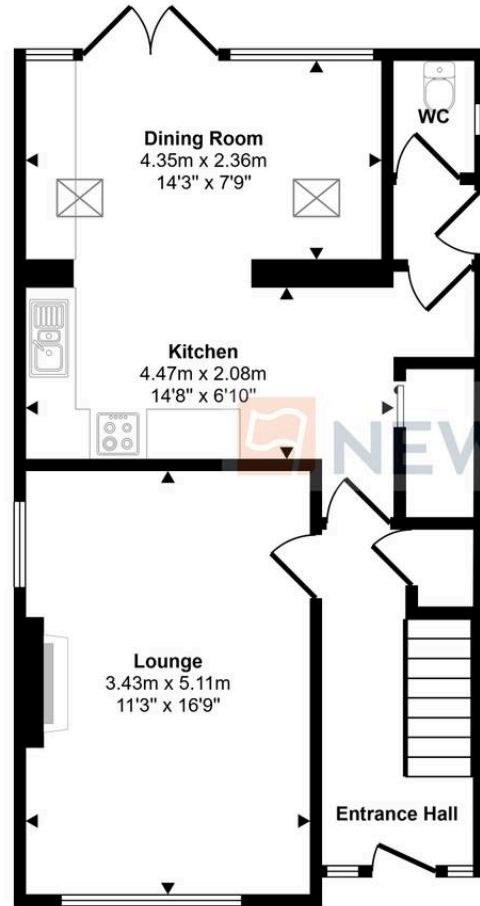
### Bathroom

7' 5" x 6' 4" (2.26m x 1.92m)

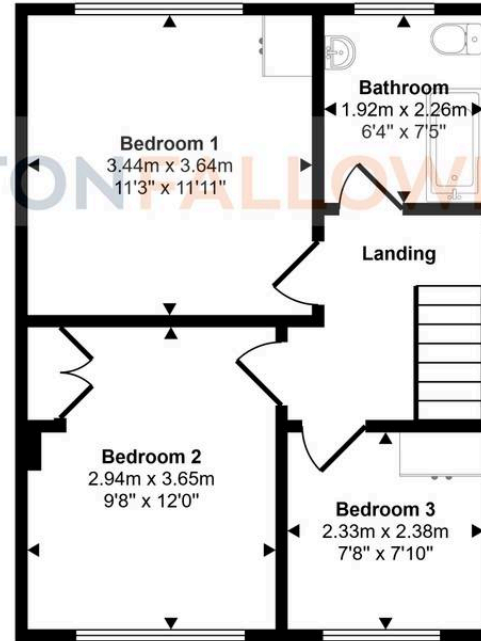
### Garage



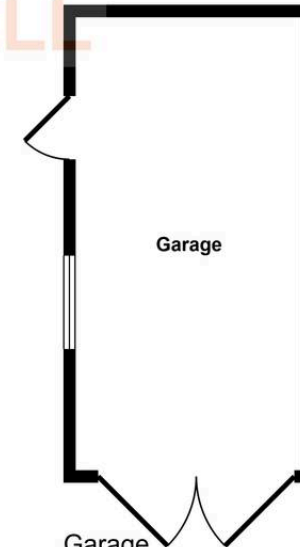
Approx Gross Internal Area  
111 sq m / 1190 sq ft



Ground Floor  
Approx 55 sq m / 590 sq ft



First Floor  
Approx 41 sq m / 439 sq ft



Garage  
Approx 15 sq m / 161 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.

## Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough