



127 Reeves Way, Peterborough, PE1 5LR

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached Family Home
- CORNER PLOT POSITION
- TWO DOUBLE BEDROOMS
- Lounge Diner, Kitchen & Store Room
- Upstairs Family Bathroom
- Driveway Parking
- Enclosed Rear Garden
- EPC Rating C
- Freehold

Offers In Excess Of £190,000





This TWO DOUBLE BEDROOM semi-detached house sits on a CORNER PLOT POSITION and could make an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, spacious lounge diner with access to the rear garden, kitchen, storage room hosting potential to be converted, with the first floor landing separating two double bedrooms and the family bathroom. The property also benefited from re-wiring in 2023. Outside there is driveway parking to the front aspect in addition to a lawned garden providing potential to be converted into further driveway, with an enclosed garden also located to the rear.

Entrance Hall

Lounge Diner 4.21m x 4.05m (13'10" x 13'4")

Kitchen 5.74m x 2.86m (18'10" x 9'5")

Storage Room 2.28m x 3.54m (7'6" x 11'7")

Landing

Bedroom One 4.21m x 3.07m (13'10" x 10'1")

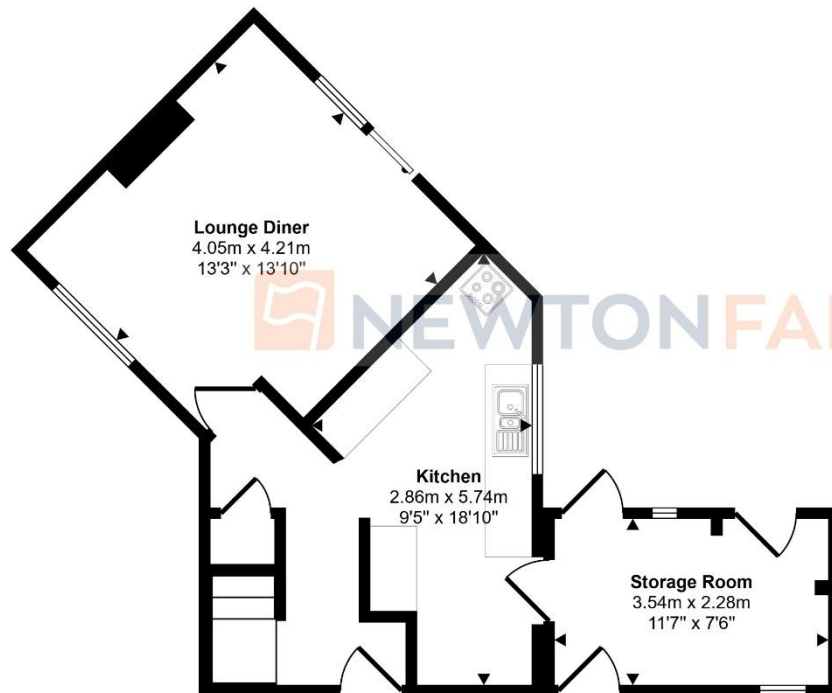
Bedroom Two 3.68m x 3.22m (12'1" x 10'7")

Family Bathroom 2.35m x 1.87m (7'8" x 6'1")

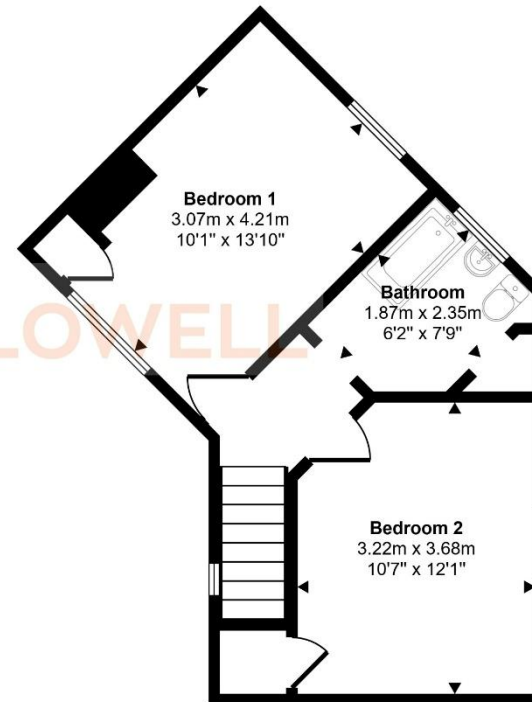
Agent's Note

The property previously suffered from subsidence, with a Certificate of Structural Adequacy provided by the owner in place and works in the process of being complete.

Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 35 sq m / 380 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