



26 Fane Road, Walton, Peterborough, PE4 6ES

 **NEWTON FALLOWELL**

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4 2 3

Key Features

- EXTENDED SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen & Utility Area
- Downstairs Shower Room & Upstairs Bathroom
- GARAGE & DRIVEWAY PARKING
- Well Maintained Rear Garden
- EPC Rating D
- Freehold

£270,000





An EXTENDED semi-detached home offering FOUR BEDROOMS and THREE RECEPTION ROOMS, as well as both upstairs and downstairs bath/shower rooms and an INTEGRAL GARAGE. The spacious accommodation, which benefits from a new front door & windows throughout, comprises of an entrance hall, lounge to the front of the home open through to the centralised dining room, which hosts access onto the kitchen, utility area, downstairs shower room and office/playroom, which can be flexible in its use and also houses a door leading to the integral garage boasting partial conversion, whilst the first floor landing separates four bedrooms, with the main bedroom hosting useful built-in wardrobes, as well as the family bathroom. Outside there is driveway parking to the front aspect, in addition to a well maintained garden to the rear offering patio and decked seating areas, as well as lawn.

Entrance Hall

Lounge 3.23m x 4.14m (10'7" x 13'7")

Dining Room 3.3m x 2.93m (10'10" x 9'7")

Kitchen 3.29m x 1.99m (10'10" x 6'6")

Utility Area 1.88m x 3.05m (6'2" x 10'0")

Office/Playroom 1.72m x 3.09m (5'7" x 10'1")

Shower Room 1.89m x 1.91m (6'2" x 6'4")

Landing

Bedroom One 3.27m x 3.39m (10'8" x 11'1")

Bedroom Two 2.92m x 2.99m (9'7" x 9'10")

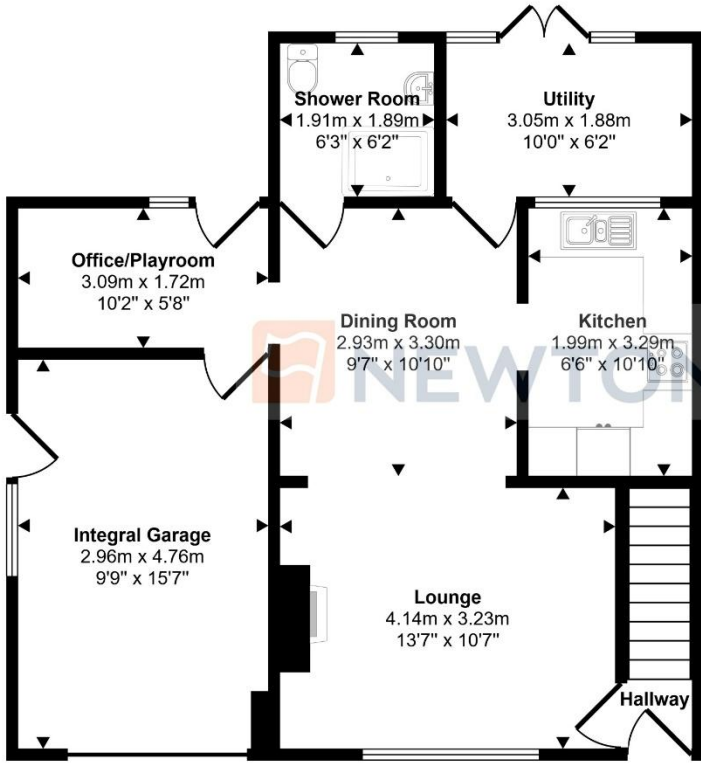
Bedroom Three 2.86m x 2.98m (9'5" x 9'10")

Bedroom Four 2.31m x 2.69m (7'7" x 8'10")

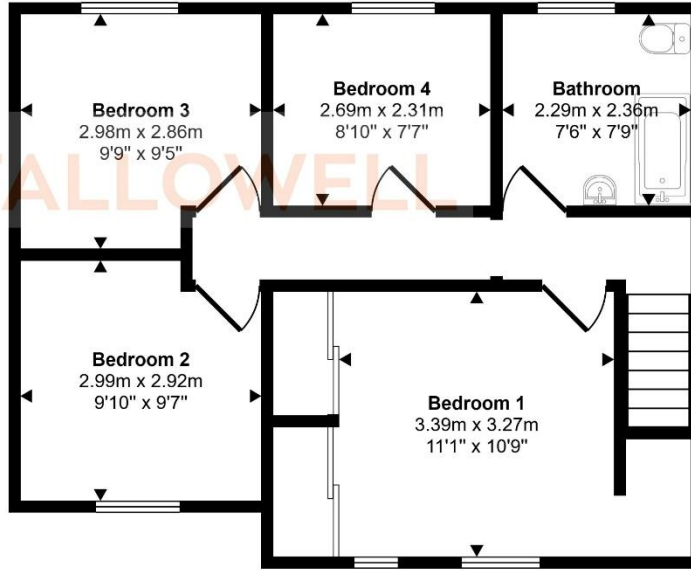
Family Bathroom 2.36m x 2.29m (7'8" x 7'6")

Integral Garage 4.76m x 2.96m (15'7" x 9'8")

Approx Gross Internal Area
118 sq m / 1273 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft



First Floor
Approx 53 sq m / 570 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: B

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.

