



8 Luddington Road, Peterborough

 **NEWTON FALLOWELL**

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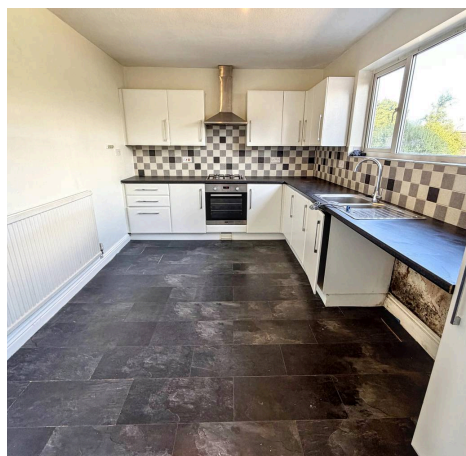
Walton, Peterborough

Upon entering the property, you are welcomed into a bright entrance hall that leads directly to the main reception room, which provides ample space for relaxation and entertaining. The kitchen diner, situated to the rear of the house, features a practical layout with a range of fitted units, integrated appliances (including oven and hob), and generous worktop space, as well as room for a dining table, perfect for family meals or hosting guests. Upstairs, the property comprises three bedrooms, each offering comfortable accommodation, alongside a contemporary family bathroom fitted with a modern white suite, including a bath with shower over, wash basin, and WC. The property also benefits from a practical storage cupboard on the landing and a convenient understairs storage area on the ground floor, providing excellent solutions for keeping everyday essentials neatly tucked away. The front of the property is approached via a private driveway, offering off-road parking. The house is offered to the market with NO ONWARD CHAIN, ensuring a straightforward and stress-free purchase process for prospective buyers. Located in a popular residential area, the property enjoys easy access to local shops, schools, and public transport links, as well as a range of leisure facilities and amenities nearby (including supermarkets, cafes, and parks), making it a practical and attractive option for those seeking convenience and connectivity and is a great opportunity for first-time buyers and investors. With an EPC rating of D, this home combines comfort and efficiency, providing an excellent opportunity for buyers looking to move straight in and make the most of the versatile living spaces on offer. Early viewing is highly recommended to fully appreciate the quality and potential of this superb three-bedroom semi-detached house.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Lounge

11' 5" x 10' 8" (3.48m x 3.24m)

Kitchen Diner

9' 5" x 16' 8" (2.86m x 5.08m)

Landing

Bedroom One

9' 5" x 11' 1" (2.88m x 3.38m)

Bedroom Two

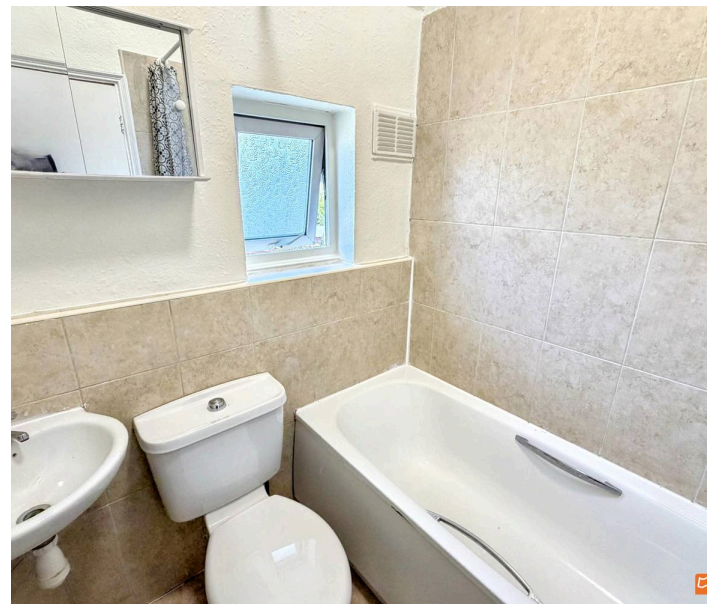
9' 10" x 10' 0" (3.00m x 3.06m)

Bedroom Three

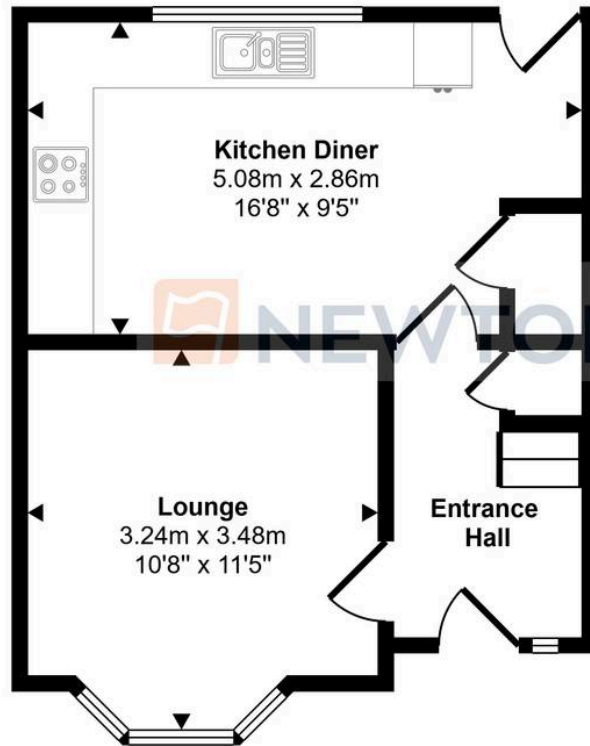
7' 9" x 6' 4" (2.37m x 1.94m)

Family Bathroom

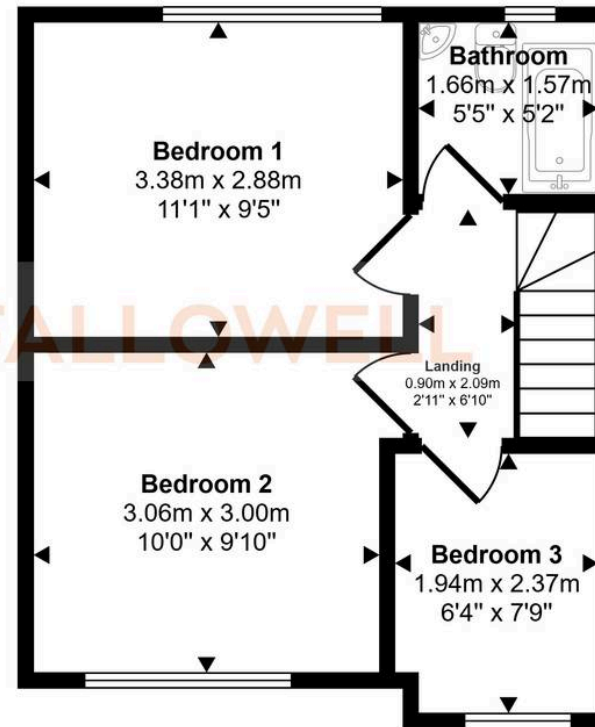
5' 2" x 5' 5" (1.57m x 1.66m)



Approx Gross Internal Area
62 sq m / 670 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 32 sq m / 341 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