



NEWTON  
FALLOWELL

15 South View, Woodston, Peterborough, PE2 9DA

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS
- GENEROUS GARDEN TO REAR
- Spacious Lounge & Extended Kitchen Diner
- Downstairs WC & Upstairs Bathroom
- GARAGE & DRIVEWAY PARKING
- Situated within Heart of City Centre
- EPC Rating TBC
- Freehold

£280,000





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.

Entrance Hall

Lounge 5.11m x 3.43m (16'10" x 11'4")

Kitchen Diner 4.44m x 4.47m (14'7" x 14'8")

Inner Hall

WC

Landing

Bedroom One 3.64m x 3.44m (11'11" x 11'4")

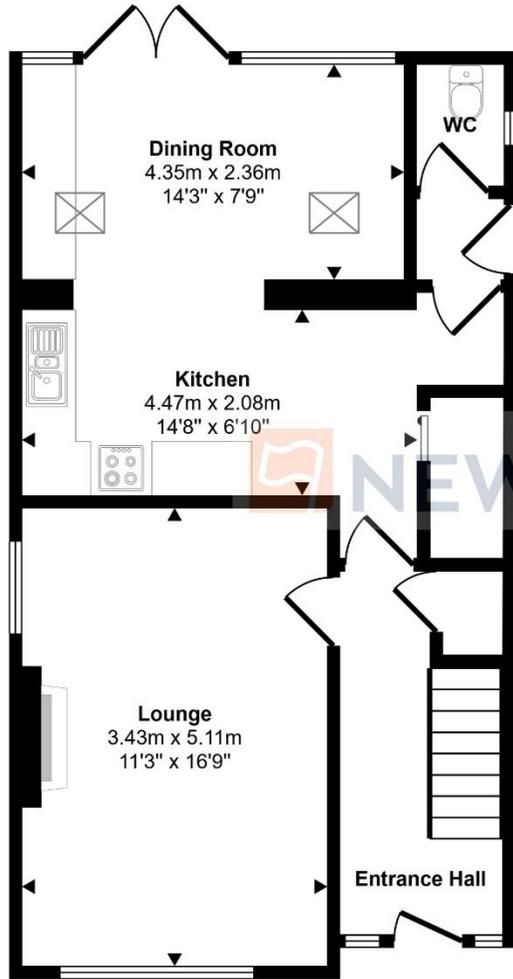
Bedroom Two 3.65m x 2.94m (12'0" x 9'7")

Bedroom Three 2.38m x 2.33m (7'10" x 7'7")

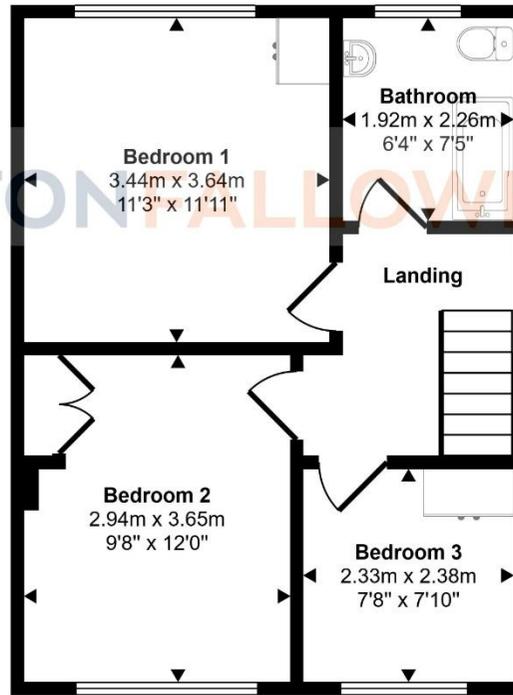
Family Bathroom 2.26m x 1.92m (7'5" x 6'4")

Garage

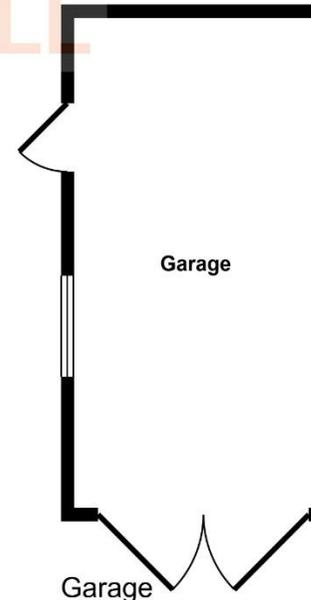
Approx Gross Internal Area  
111 sq m / 1190 sq ft



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.

**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 £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.

