



56 Francis Gardens, Peterborough, PE1 3XT

 **NEWTON FALLOWELL**



## Key Features

- Semi-detached Bungalow
- TWO BEDROOMS
- Lounge & kitchen
- MODERN SHOWER ROOM
- SOUTH-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£240,000





This semi-detached bungalow offers TWO BEDROOMS as well as a spacious living area with an EXTENSIVE SOUTH-FACING REAR GARDEN, GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall granting access to the spacious lounge with a bay fronted window and gas fire, kitchen offering space and plumbing for oven and washer dryer with side door access to the driveway, main bedroom boasting built-in wardrobes with the second bedroom being flexible in it's use and benefits from an outlook of the garden, with both bedrooms being accompanied by the recently refurbished shower room comprising of a three-piece white suite with a walk-in shower.



Outside the property hosts an extensive south-facing rear garden with patio seating space, lawn and shed storage with side gate access through to the driveway, to the side aspect you will find the garage and to the front and side aspect you will find a front lawn and driveway parking for multiple vehicles.



Entrance Hall

Lounge 4.34m x 3.61m (14'2" x 11'10")

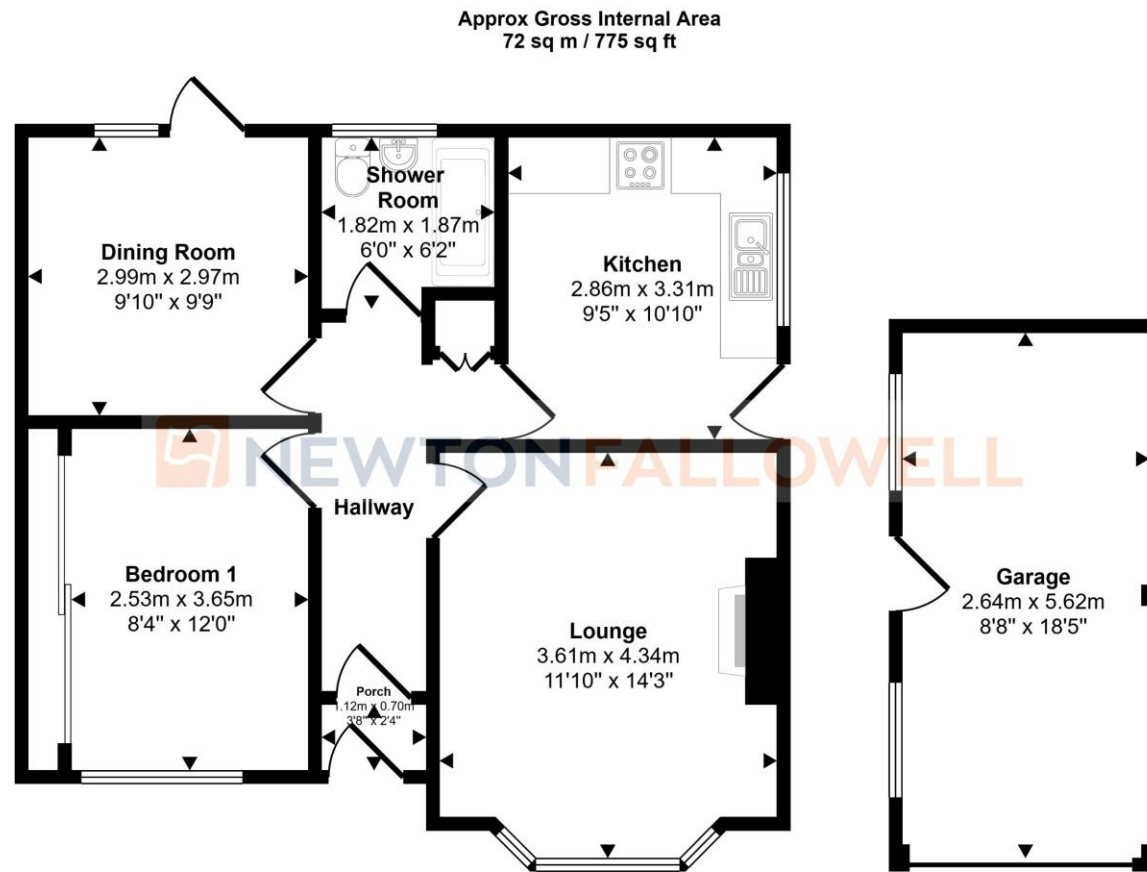
Dining Room 2.97m x 2.99m (9'8" x 9'10")

Kitchen 3.31m x 2.86m (10'11" x 9'5")

Bedroom One 3.65m x 2.53m (12'0" x 8'4")

Shower Room 1.87m x 1.82m (6'1" x 6'0")

Garage 5.62m x 2.64m (18'5" x 8'8")



**Floorplan**  
Approx 57 sq m / 615 sq ft

**Garage**  
Approx 15 sq m / 160 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.

