



127 Reeves Way, Peterborough

In Excess of £180,000

 **NEWTON FALLOWELL**

## 127 Reeves Way

Peterborough

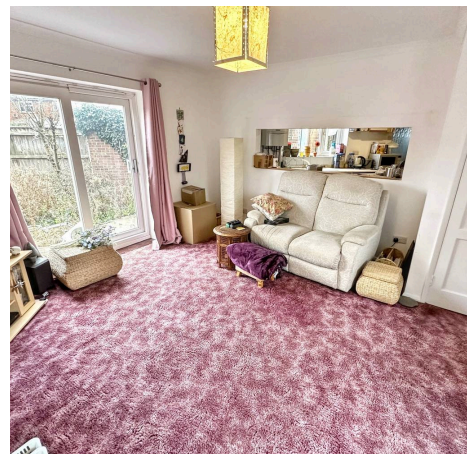
This TWO DOUBLE BEDROOM semi-detached house sits on a CORNER PLOT POSITION and could make an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, spacious lounge diner with access to the rear garden, kitchen, storage room hosting potential to be converted, with the first floor landing separating two double bedrooms and the family bathroom. The property also benefited from re-wiring in 2023 and newly installed fibre broadband. 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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### Entrance Hall

Lounge Diner 13' 10" x 13' 3" (4.21m x 4.05m)

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

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

#### Landing

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

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

Family Bathroom 7' 9" x 6' 2" (2.35m x 1.87m)

#### Agent's Note

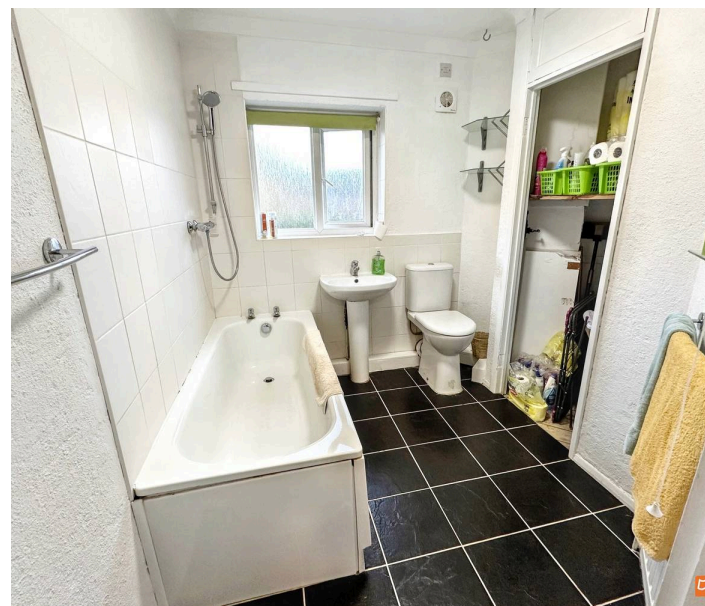
The property previously suffered from subsidence, with a Certificate of Structural Adequacy provided by the owner in place and works in the process of being complete.

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

#### Note to Buyers

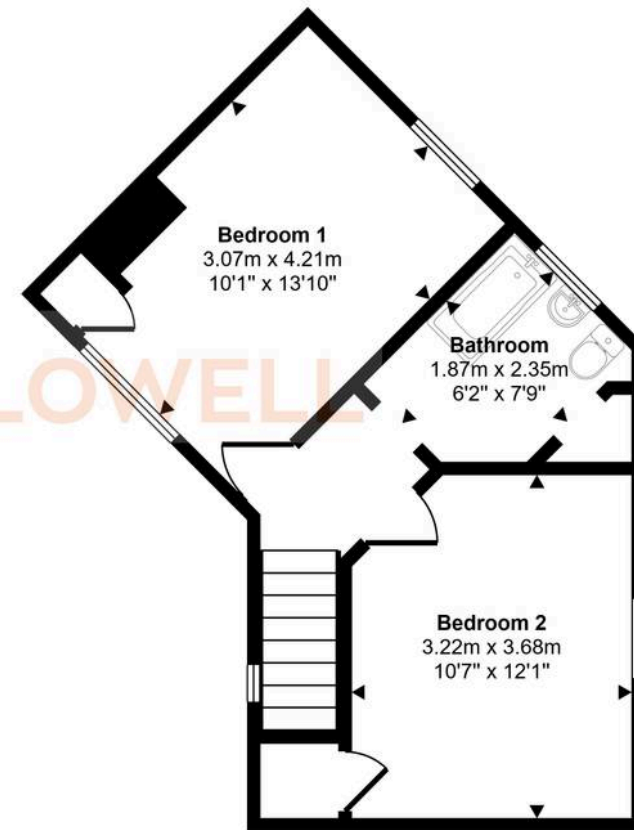
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



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.

## Newton Fallowell - Peterborough

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