



73 Linnet, Orton Wistow, Peterborough

In Excess of £180,000

 **NEWTON FALLOWELL**

73 Linnet

Orton Wistow, Peterborough

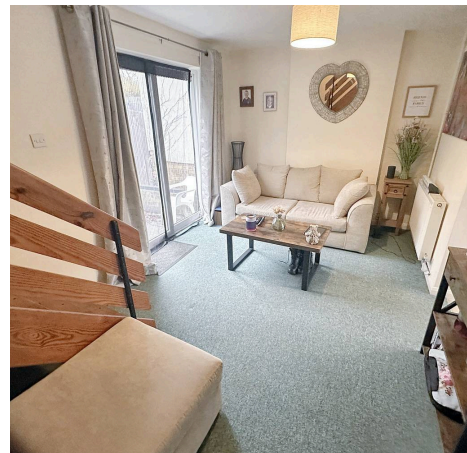
This terraced family home benefits from TWO BEDROOMS, a WEST-FACING REAR GARDEN and DRIVEWAY PARKING to the front aspect, being sold with NO ONWARD CHAIN, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall leading through to the lounge diner, with access to the kitchen to the front aspect and garden to the rear, whilst upstairs the landing separates two bedrooms, one of which hosts built-in wardrobes, and family bathroom, which boasts a three-piece white suite with shower over the bath. To the front aspect there is driveway parking and to the rear the west-facing garden offers patio seating and lawn.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Lounge Diner 9' 4" x 15' 9" (2.85m x 4.80m)

Kitchen 6' 1" x 10' 0" (1.86m x 3.04m)

Landing

Bedroom One 7' 4" x 10' 2" (2.24m x 3.09m)

Bedroom Two 8' 0" x 9' 6" (2.45m x 2.89m)

Family Bathroom 5' 3" x 6' 2" (1.60m x 1.89m)

Disclaimer

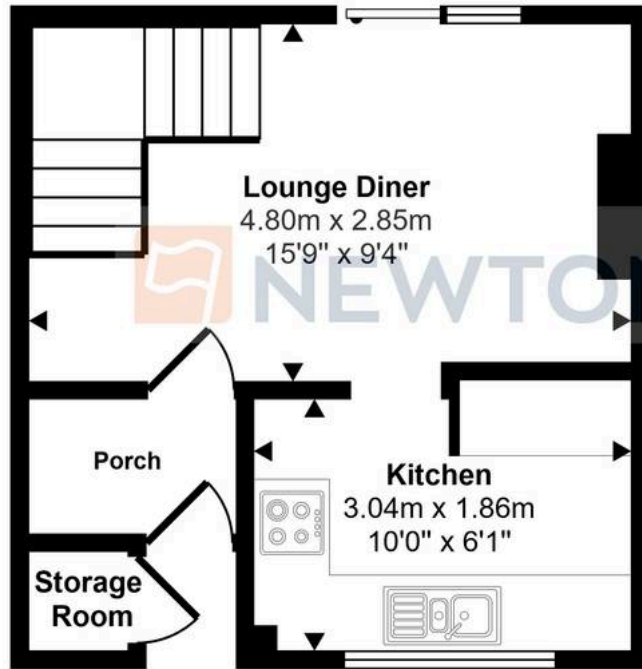
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Note to Buyers

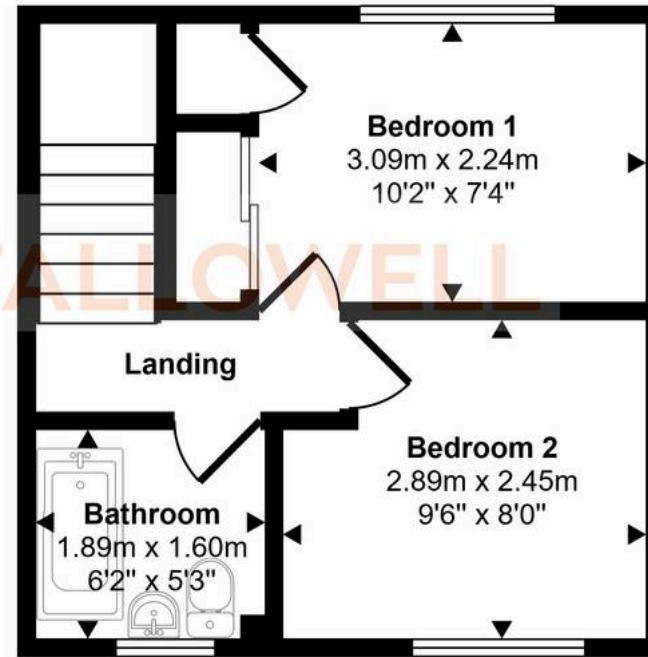
Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase. Newton Fallowell and our 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
46 sq m / 498 sq ft



Ground Floor
Approx 23 sq m / 243 sq ft



First Floor
Approx 24 sq m / 255 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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