



36 Sovereign Place, Peterborough
£200,000

 **NEWTON FALLOWELL**

36 Sovereign Place

Peterborough

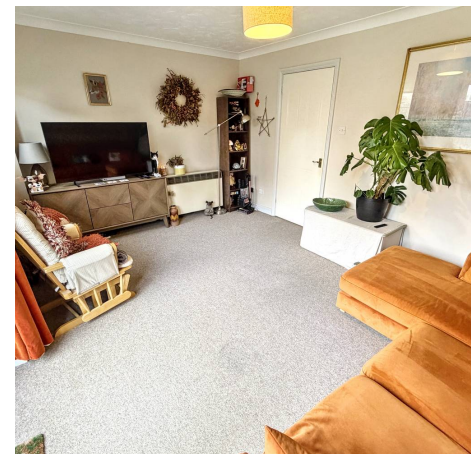
This end terraced family home is situated within WALKING DISTANCE OF THE CITY CENTRE & TRAIN STATION and offers TWO DOUBLE BEDROOMS and ALLOCATED PARKING to the front aspect, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, kitchen that hosts built-in oven and hob, space for a fridge freezer and space and plumbing for a washing machine and dryer, spacious lounge diner with rear garden access, whilst upstairs the landing separates two double bedrooms, with the main bedroom offering built-in storage and both benefiting from the use of the family bathroom which boasts a three-piece suite with a shower over the bath. Outside there is allocated parking to the front aspect for one vehicle in addition to further communal parking, whilst to the rear is the low maintenance garden which offers decking with ample seating space.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hall

Kitchen

9' 8" x 6' 9" (2.95m x 2.07m)

Lounge / Diner

10' 2" x 14' 4" (3.10m x 4.38m)

First Floor Landing

Bedroom 1

9' 1" x 11' 5" (2.78m x 3.47m)

Bedroom 2

10' 11" x 7' 8" (3.32m x 2.33m)

Bathroom

5' 9" x 6' 5" (1.76m x 1.96m)





Newton Fallowell - Peterborough

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