



8 Normanton Road, Peterborough, PE1 4XE

 **NEWTON FALLOWELL**

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Key Features

- Spacious Terraced Family Home
- THREE BEDROOMS
- OUTLOOK OVER GREEN TO FRONT ASPECT
- Lounge & Kitchen Diner
- Upstairs Bathroom & WC
- GARAGE, DRIVEWAY & SOUTHERLY-FACING GARDEN
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£170,000





This terraced house is being sold with NO ONWARD CHAIN and benefits from THREE BEDROOMS, an OUTLOOK OF GREENERY to the front aspect, a GARAGE and DRIVEWAY PARKING, as well as a SOUTHERLY-FACING GARDEN to the rear, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall, kitchen diner to the front aspect and a lounge to the rear, whilst upstairs the landing separates three bedrooms, WC and family bathroom. Outside there is driveway parking to the rear aspect with gated access onto the low maintenance garden which benefits from useful outbuilding storage, with an outlook of greenery to the front aspect.

Entrance Hall

Kitchen Diner 3.54m x 3.39m (11'7" x 11'1")

Lounge 3.39m x 3.43m (11'1" x 11'4")

Landing

Bedroom One 3.18m x 3.44m (10'5" x 11'4")

Bedroom Two 3.85m x 2.57m (12'7" x 8'5")

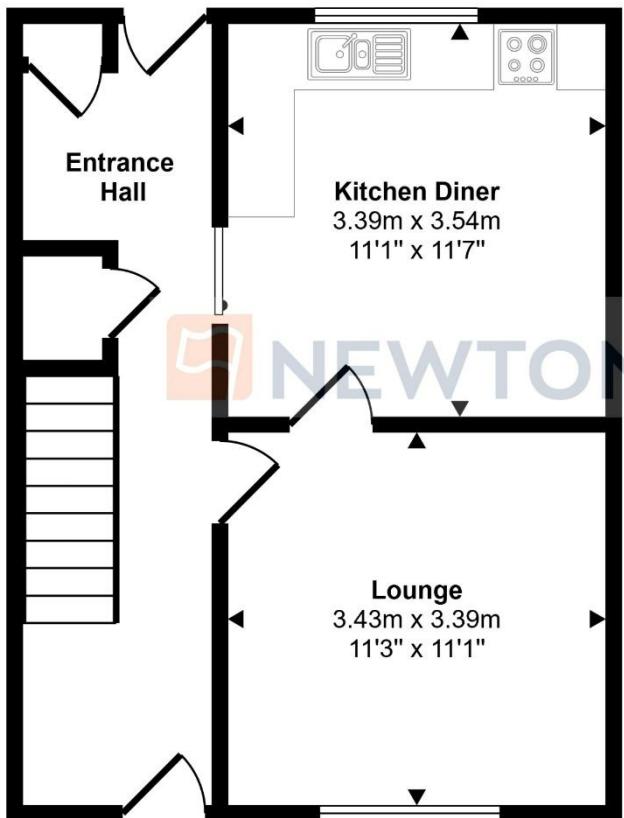
Bedroom Three 1.7m x 1.74m (5'7" x 5'8")

Family Bathroom 1.68m x 1.67m (5'6" x 5'6")

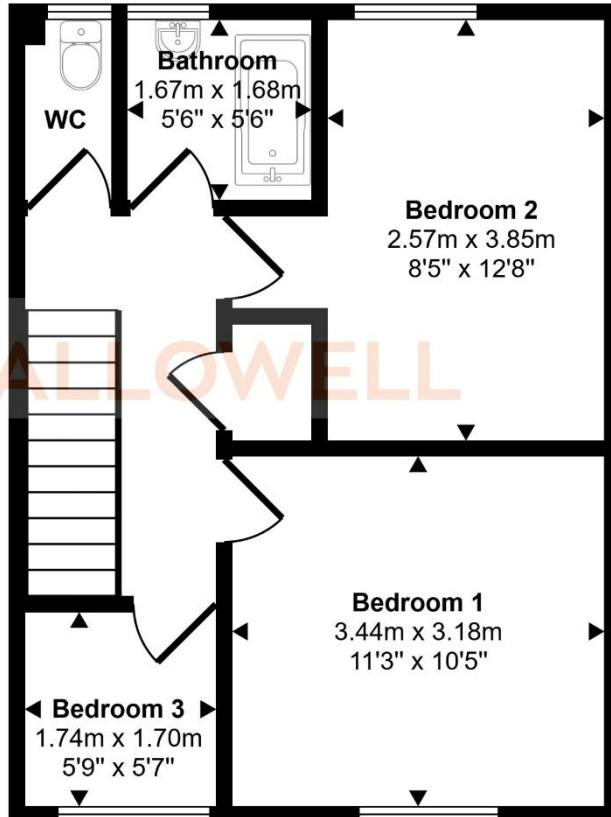
WC

Garage

Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 38 sq m / 409 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: A

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.

