123 Scotney Street, Peterborough

In Excess of £175,000

NEWTON FALLOWELL

123 Scotney Street

Peterborough

This end terrace family home benefits from THREE BEDROOMS and TWO RECEPTION ROOMS, as well as an EXTENSIVE REAR GARDEN, situated within close proximity to the city centre and amenities, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall which grants access to the lounge to the front aspect and benefiting from a bay fronted window and fireplace, dining room leading to the kitchen which boasts dining area, built-in oven, ample cupboard storage, space and plumbing for a dishwasher and washing machine, as well as breakfast bar seating in the conservatory, with the utility and useful downstairs WC to the rear, whilst upstairs the landing separates three bedrooms, with the main bedroom offering built-in storage, and the shower room providing a contemporary three-piece white suite. Outside there is an extensive rear garden which hosts shed storage, lawn and patio seating, with permit parking located to the front aspect.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance Hall

Lounge 13' 11" x 8' 4" (4.23m x 2.54m)

Dining Room 15' 10" x 11' 10" (4.82m x 3.61m)

Kitchen 10' 10" x 7' 3" (3.30m x 2.22m)

Conservatory 10' 10" x 3' 8" (3.30m x 1.12m)

Utility Room 7' 10" x 7' 9" (2.38m x 2.37m)

WC

Landing

Bedroom 1 12' 1" x 12' 0" (3.68m x 3.65m)

Bedroom 2 11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom 3 8' 11" x 7' 4" (2.71m x 2.23m)

Shower Room 5' 6" x 4' 6" (1.67m x 1.36m)

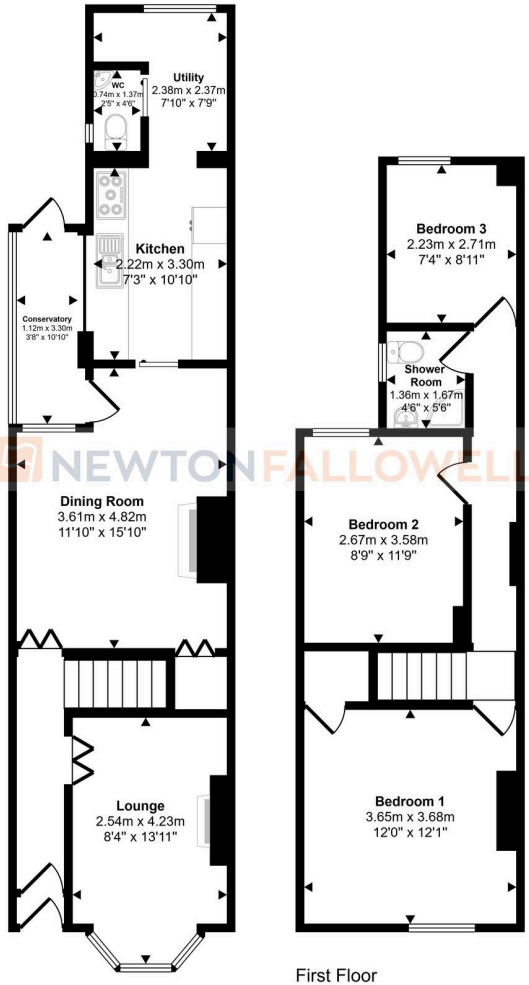
Disclaimer

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
94 sq m / 1011 sq ft



Ground Floor
Approx 53 sq m / 570 sq ft

First Floor
Approx 41 sq m / 441 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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