



 **NEWTON**  
FALLOWELL

23 Queens Walk, Fletton, Peterborough, PE2 9AN

 **NEWTON FALLOWELL**



## Key Features

- Semi-Detached Family Home
- FULLY REFURBISHED THROUGHOUT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Family Bathroom & Downstairs WC
- Garden Room
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

Offers In Excess Of £290,000





This semi-detached home offers THREE BEDROOMS, TWO RECEPTION ROOMS and a LANDSCAPED SOUTH-FACING REAR GARDEN whilst also boasting full refurbishment throughout the home. The accommodation boasts full refurbishment throughout both floors of the family home, the entrance hall grants access to the lounge which occupies the front of the home and offers a log burner and bay-fronted window, dining room off the lounge boasting a further log burner and ample dining space, spacious kitchen which occupies the rear of the home and offers built-in oven and hob, space for a fridge freezer, as well as an abundance of storage cupboards and worksurfaces and hosts access to the useful downstairs WC offering space and plumbing for a washer and dryer, whilst upstairs the landing separates the three bedrooms and the renovated family bathroom which comprises of a three-piece white suite with a shower over the bath.

Outside the home benefits from a landscaped south-facing rear garden boasting both patio seating space, lawn and a garden room fitted with electrics, sink and storage cupboards, gated access grants passage to the front of the home which offers low maintenance frontage.

#### Entrance Hall

Lounge 4.17m x 3.21m (13'8" x 10'6")

Dining Room 3.82m x 3.28m (12'6" x 10'10")

Kitchen 6.38m x 2.85m (20'11" x 9'5")

WC 1.28m x 2.76m (4'2" x 9'1")

#### Landing

Bedroom One 3.61m x 4.28m (11'10" x 14'0")

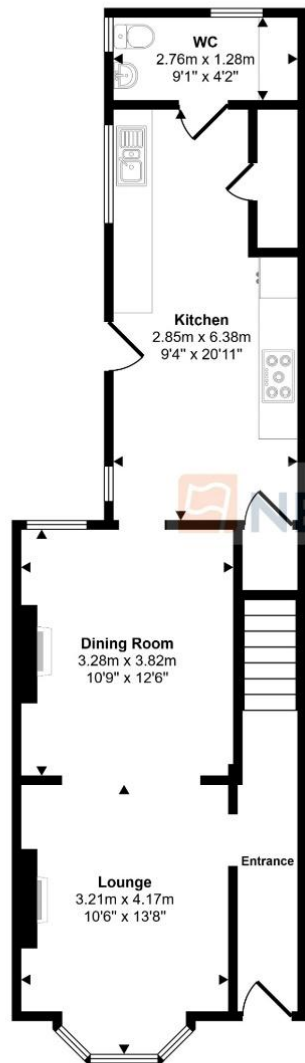
Bedroom Two 4.12m x 2.89m (13'6" x 9'6")

Bedroom Three 1.86m x 2.53m (6'1" x 8'4")

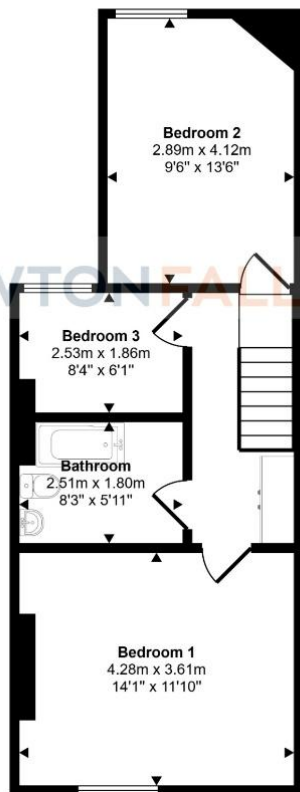
Family Bathroom 1.8m x 2.51m (5'11" x 8'2")

Garden Room 2.73m x 4.55m (9'0" x 14'11")

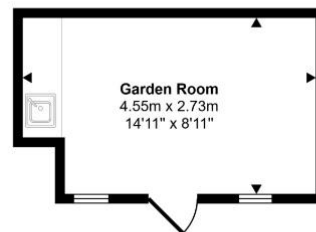
Approx Gross Internal Area  
112 sq m / 1203 sq ft



Ground Floor  
Approx 55 sq m / 593 sq ft



First Floor  
Approx 45 sq m / 483 sq ft



Garden Room  
Approx 12 sq m / 128 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: B

**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.

