



123 Scotney Street, Peterborough, PE1 3NE

 **NEWTON FALLOWELL**

 **NEWTON**  
FALLOWELL

 3  1  2

## Key Features

- End Terrace Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen Diner & Breakfast Bar Seating
- Utility, Downstairs WC & Upstairs Shower Room
- EXTENSIVE REAR GARDEN
- Permit Parking to Front Aspect
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





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.



Entrance Hall

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

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

Kitchen 3.3m x 2.22m (10'10" x 7'4")

Conservatory 3.3m x 1.12m (10'10" x 3'8")

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

WC

Landing

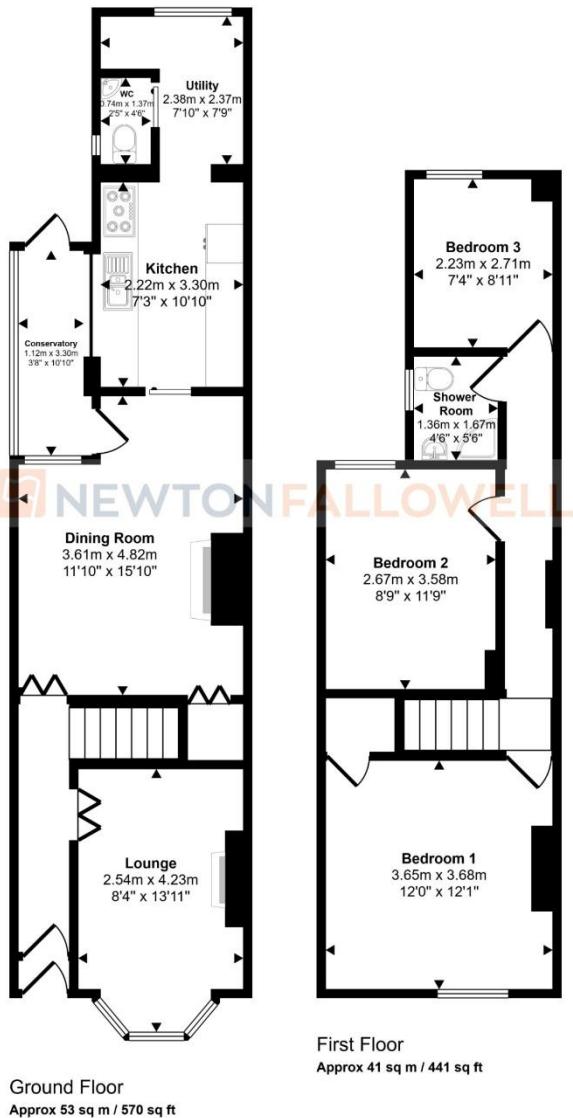
Bedroom One 3.68m x 3.65m (12'1" x 12'0")

Bedroom Two 3.58m x 2.67m (11'8" x 8'10")

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

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

Approx Gross Internal Area  
94 sq m / 1011 sq ft



#### 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.



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.

01733 511225

peterborough@newtonfallowell.co.uk  
11 Skaters Way, Peterborough, PE4 6NB

 **NEWTON FALLOWELL**