



56 Cook Avenue, Peterborough
£46,250

 **NEWTON FALLOWELL**

56 Cook Avenue

Hempsted, Peterborough

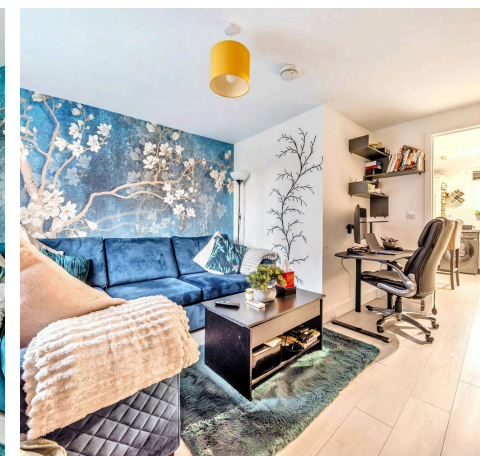
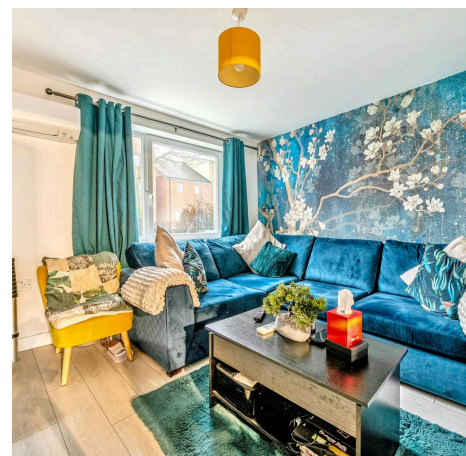
Presenting this MODERN TWO DOUBLE BEDROOM TERRACED FAMILY HOME, available with 25% SHARED OWNERSHIP, offering a fantastic opportunity for first-time buyers or those seeking an affordable step onto the property ladder. The accommodation comprises of an entrance hall that provides access to a convenient downstairs WC, a spacious lounge is positioned at the front of the property whilst to the rear the well-proportioned kitchen diner with ample room for a dining table, upstairs the landing separate the two double bedrooms both benefitting from the family bathroom. Outside the property hosts allocated parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Entrance Hall

Living Room

11' 2" x 9' 2" (3.41m x 2.80m)

Kitchen

13' 4" x 12' 5" (4.06m x 3.79m)

Wc

Bedroom 1

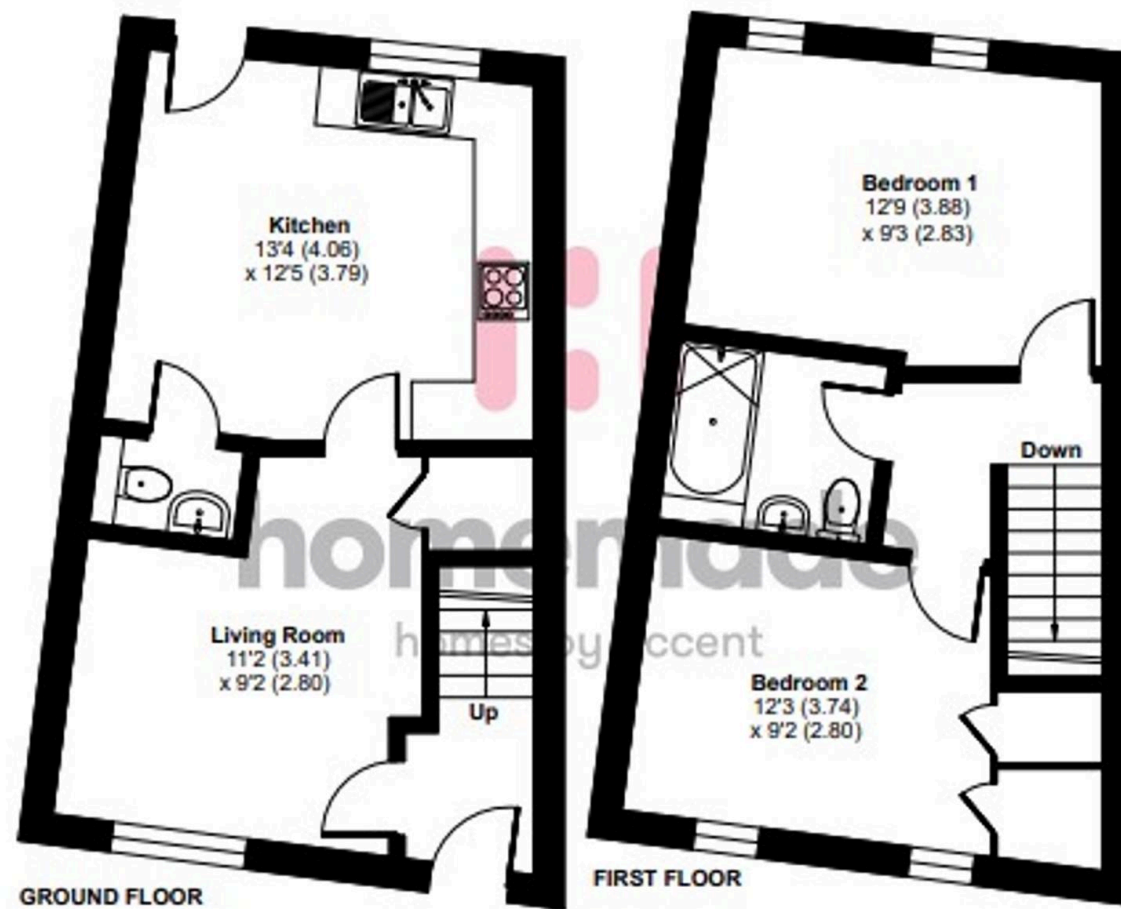
12' 9" x 9' 3" (3.88m x 2.83m)

Bedroom 2

12' 3" x 9' 2" (3.74m x 2.80m)

Bathroom





Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough