



11 Strawberry Avenue, Bretton, Peterborough, PE3 9FP

 **NEWTON FALLOWELL**

3 2 1

## Key Features

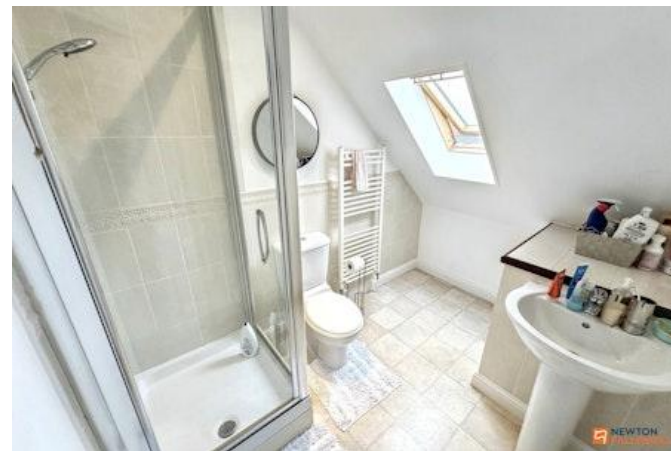
- Modern Semi-Detached Three-Storey Home
- THREE WELL-BALANCED BEDROOMS
- Spacious Lounge & Kitchen Diner
- En-Suite, Four-Piece Bathroom & Ground Floor WC
- DOUBLE GARAGE & PARKING
- Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers In Excess Of £280,000





This modern semi-detached home benefits from THREE WELL-BALANCED BEDROOMS, an EN-SUITE and FOUR-PIECE FAMILY BATHROOM, as well as a DOUBLE GARAGE, being sold with NO ONWARD CHAIN. The spacious accommodation is arranged over three floors, with the entrance hall providing access to the spacious lounge to the front of the home, whilst the kitchen diner is located to the rear with doors onto the rear garden and useful downstairs WC, with two of the three bedrooms located on the first floor, one of which benefits from built-in wardrobes, as well as the four-piece family bathroom benefiting from both bath and shower, whilst the main bedroom is situated on the second floor and also boasts built-in wardrobes in addition to an en-suite shower room. Outside there is a double garage within easy access to the property with parking available in front, with a private garden found to the rear of the property offering patio seating, lawn and shed storage.





Entrance Hall

Lounge 5.12m x 3.11m (16'10" x 10'2")

Kitchen Diner 2.95m x 4.07m (9'8" x 13'5")

WC

First Floor Landing



Bedroom Two 2.93m x 3.39m (9'7" x 11'1")

Bedroom Three 2.93m x 2.1m (9'7" x 6'11")

Family Bathroom 2.01m x 2.09m (6'7" x 6'11")

Bedroom One 4.63m x 3.35m (15'2" x 11'0")

En-Suite 2.65m x 1.93m (8'8" x 6'4")

Double Garage 5.1m x 5.39m (16'8" x 17'8")





**FOR SALE**

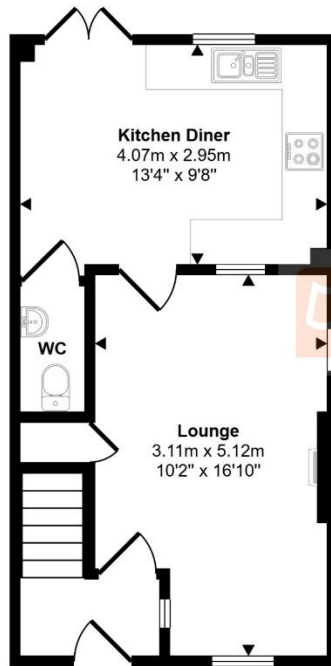
NEWTON  
FALLOWELL

01733 511225

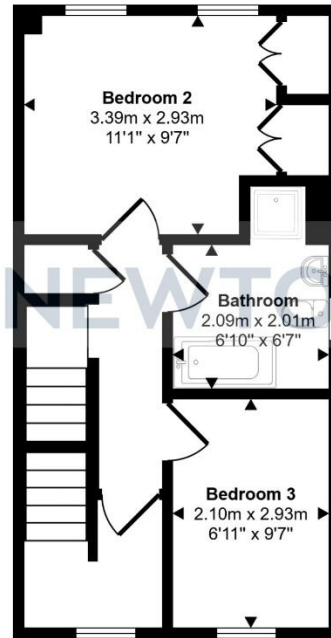
Approx Gross Internal Area  
120 sq m / 1292 sq ft



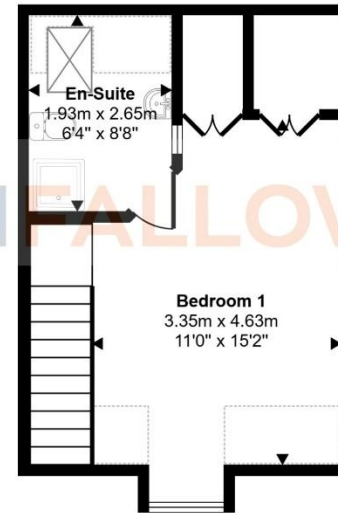
SCAN ME



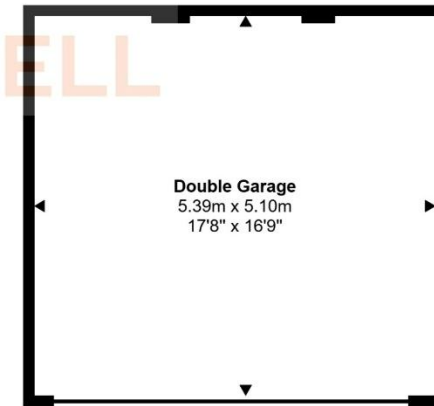
Ground Floor  
Approx 33 sq m / 360 sq ft



First Floor  
Approx 33 sq m / 357 sq ft



Second Floor  
Approx 26 sq m / 279 sq ft



Garage  
Approx 27 sq m / 296 sq ft

Denotes head height below 1.5m

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: D

#### 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.

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