



 NEWTON FALLOWELL

49 Walcot Walk, Netherton, Peterborough, PE3 9QF

 **NEWTON FALLOWELL**



Key Features

- Detached Bungalow in Superb Position
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- Spacious Lounge Diner & Kitchen
- Modern Shower Room
- GARAGE & DRIVEWAY PARKING TO REAR
- Private & Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Offers in Excess of £190,000





This detached bungalow is situated in a SUPERB POSITION and benefits from TWO DOUBLE BEDROOMS and UNDERFLOOR HEATING THROUGHOUT, a GARAGE and DRIVEWAY PARKING to the rear, as well as NO ONWARD CHAIN. The accommodation comprises of an entrance hall, spacious lounge diner, kitchen, two double bedrooms with built-in storage and a modern three-piece shower room. Outside the bungalow offers pedestrian access to the front aspect and vehicular access to the rear, with driveway parking and a garage accessible from Arbury Close and rear gated access leading to the private and enclosed garden, which benefits from lawn and a side personnel door into the garage.

Kitchen 2.4m x 2.6m (7'11" x 8'6")

Lounge Diner 6.04m x 3.44m (19'10" x 11'4")

Inner Hall

Bedroom One 3.29m x 2.98m (10'10" x 9'10")

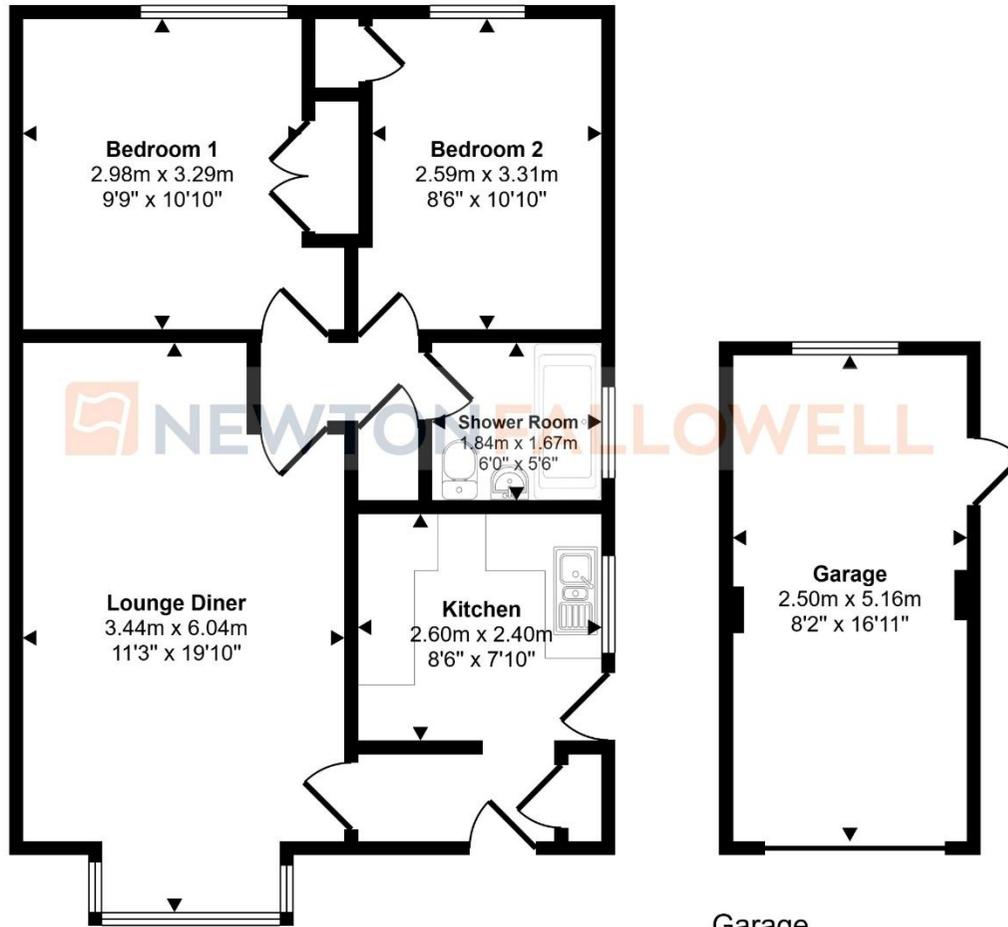
Bedroom Two 3.31m x 2.59m (10'11" x 8'6")

Shower Room 1.67m x 1.84m (5'6" x 6'0")

Garage 5.16m x 2.5m (16'11" x 8'2")

Entrance Hall

Approx Gross Internal Area
69 sq m / 743 sq ft



Floorplan
Approx 56 sq m / 605 sq ft

Garage
Approx 13 sq m / 139 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: C

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.

