



20 West Parade, Peterborough

Offers in Region of £220,000

 **NEWTON FALLOWELL**

20 West Parade

Peterborough

This semi-detached house offers THREE BEDROOMS, a versatile LOUNGE DINER, kitchen, spacious rear garden & permit parking outside the property all whilst being sold with NO ONWARD CHAIN. Upon entering the property, you are welcomed into the bright and airy lounge diner, which provides ample room for both relaxation and entertaining, with a bay window allowing for plenty of natural light. The kitchen is fitted with a range of wall and base units with space and plumbing for free standing appliances. The ground floor also features a contemporary family bathroom, complete with a white suite (including bath, wash basin, and WC). Upstairs, the property boasts three well-proportioned bedrooms, all accessed from a central landing. Outside the property hosts a spacious rear garden comprising of both patio seating space and lawn whilst to the front aspect you'll find permit parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Lounge / diner

16' 1" x 12' 0" (4.90m x 3.66m)

Kitchen

12' 0" x 7' 6" (3.66m x 2.29m)

Bathroom

7' 6" x 5' 0" (2.29m x 1.53m)

Landing

Bedroom 1

13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom 2

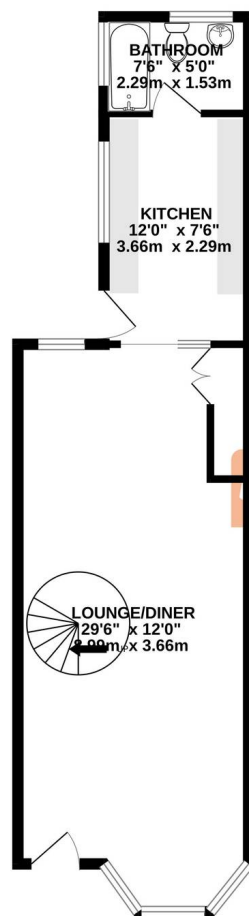
9' 7" x 8' 6" (2.91m x 2.58m)

Bedroom 3

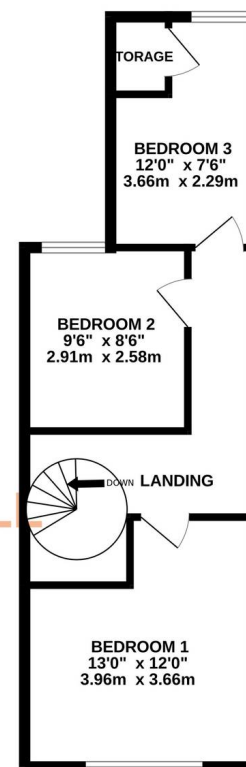
12' 0" x 7' 6" (3.66m x 2.29m)



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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