



 **NEWTON**
FALLOWELL

25 Coriander Drive, Hampton Vale, Peterborough, PE7 8NX

 **NEWTON FALLOWELL**



Key Features

- Detached Family Home
- THREE BEDROOMS
- Lounge & Modern Kitchen Diner
- EN-SUITE, FAMILY BATHROOM, DOWNSTAIRS WC
- Enclosed Rear Garden
- GARAGE & DRIVEWAY PARKING
- Close To Local Amenities, Bus Routes & Schools
- EPC Rating C
- Freehold

£285,000





This detached home offers THREE BEDROOMS as well as an EN-SUITE, FAMILY BATHROOM and WC with a GARAGE and DRIVEWAY PARKING whilst being situated nearby local amenities, bus routes and schools. The accommodation comprises of an entrance hall which grants access to the useful downstairs WC, spacious lounge that can be found to the front of the home, kitchen diner which boasts built-in appliances such as a fridge freezer, oven, hob, dishwasher and microwave as well as offering ample storage space and work surfaces with a breakfast bar and dining area accompanied by patio doors leading to the rear garden, whilst upstairs the landing separates three bedrooms, with the main bedroom benefiting from an en-suite, as well as the contemporary family bathroom boasting a three-piece white suite with a shower over the bath.

Outside the property hosts an enclosed rear garden with patio seating space, gravel walkways and lawn space with a personnel door granted access to the garage, the garage offers internal electrics throughout as well as leading onto the driveway situated to the side aspect.

Entrance Hall

WC

Lounge 4.76m x 3.06m (15'7" x 10'0")

Kitchen Diner 2.82m x 5.67m (9'4" x 18'7")

Landing

Bedroom One 3.51m x 3.08m (11'6" x 10'1")

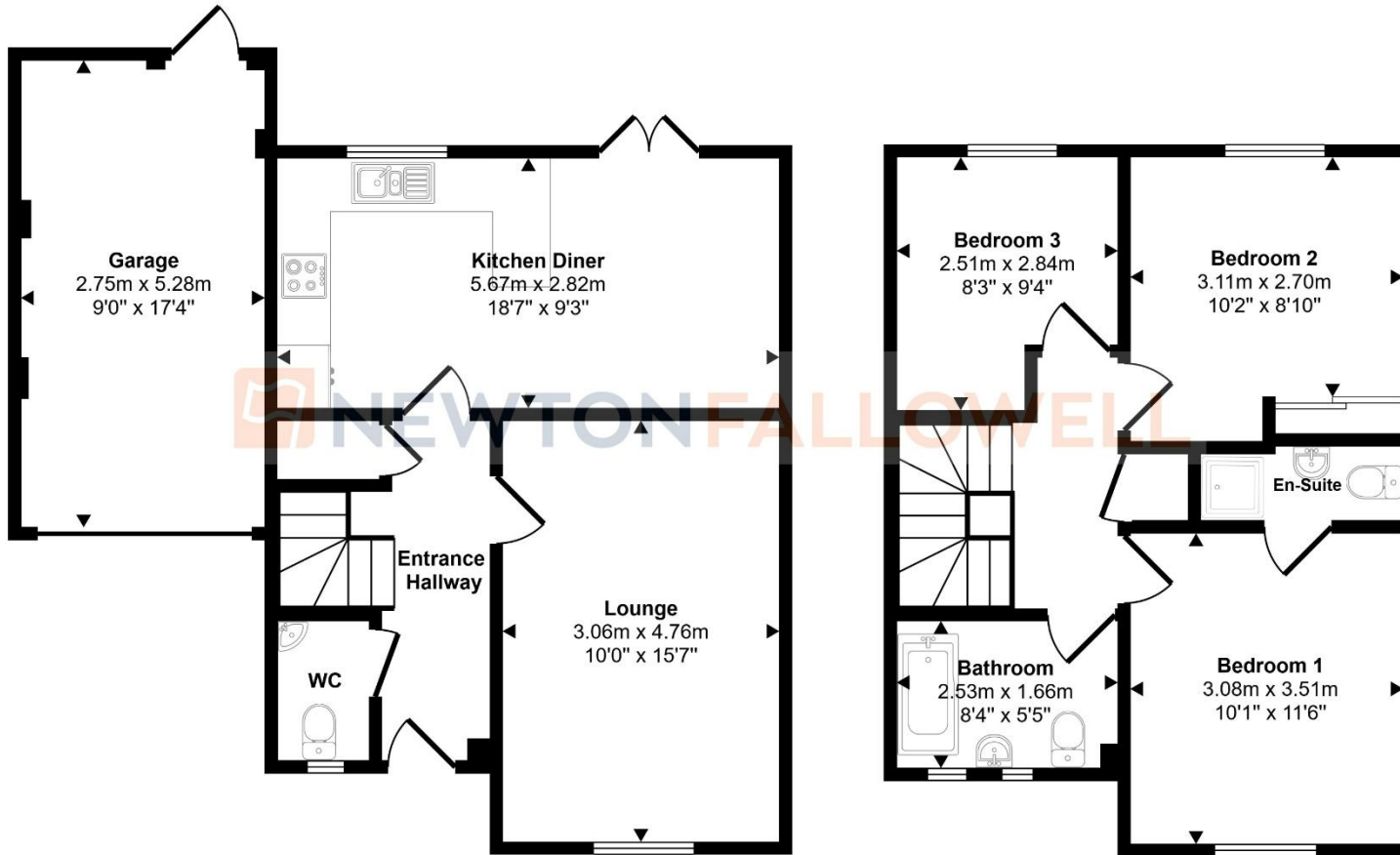
En-Suite 0.84m x 2.28m (2'10" x 7'6")

Bedroom Two 2.7m x 3.11m (8'11" x 10'2")

Bedroom Three 2.84m x 2.51m (9'4" x 8'2")

Garage 5.28m x 2.75m (17'4" x 9'0")

Approx Gross Internal Area
99 sq m / 1066 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 42 sq m / 457 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.

