



66 Wootton Avenue, Fletton, Peterborough
£230,000

 **NEWTON FALLOWELL**

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Fletton, Peterborough

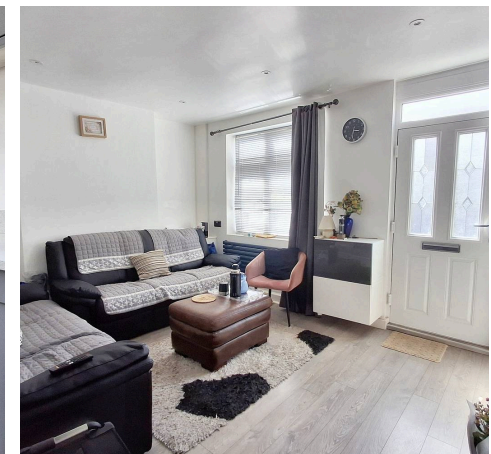
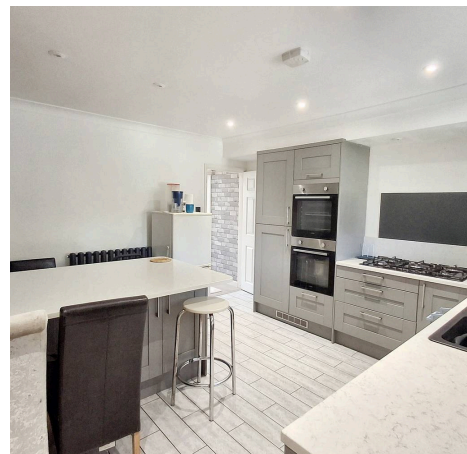
This terraced family home benefits from THREE BEDROOMS and a GENEROUS GARDEN to the rear, which boasts TWO GARDEN ROOMS hosting flexible use. The accommodation comprises of a spacious lounge to the front of the home, modern breakfast kitchen with space to dine, useful utility room and convenient downstairs WC, with three bedrooms located upstairs alongside a contemporary three-piece family bathroom. Outside the generous garden is low maintenance and benefits from patio seating and artificial lawn, with two garden rooms housing potential to be used as a gym, games room or alternative means to suit one's needs.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Lounge 13' 8" x 10' 4" (4.17m x 3.15m)

Breakfast Kitchen 13' 11" x 12' 9" (4.24m x 3.89m)

Inner Hall

Utility Room 7' 7" x 6' 6" (2.31m x 1.97m)

WC

Landing

Bedroom One 13' 9" x 10' 2" (4.18m x 3.09m)

Bedroom Two 9' 11" x 7' 8" (3.03m x 2.34m)

Bedroom Three 7' 8" x 5' 8" (2.34m x 1.72m)

Family Bathroom 5' 7" x 4' 8" (1.70m x 1.41m)

Garden Room 8' 0" x 20' 3" (2.44m x 6.18m)

Garden Room 15' 8" x 37' 3" (4.77m x 11.36m)

Disclaimer

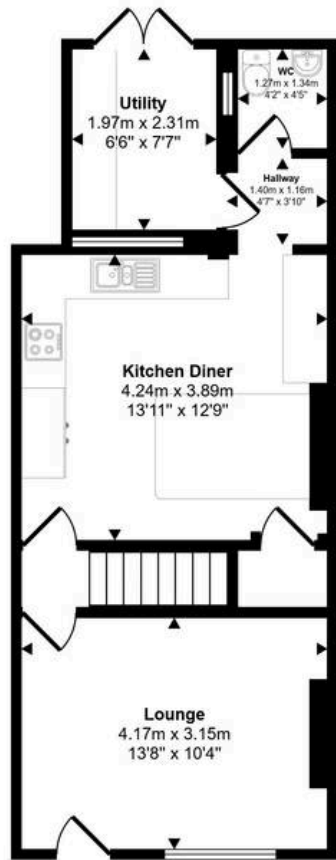
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Note to Buyers

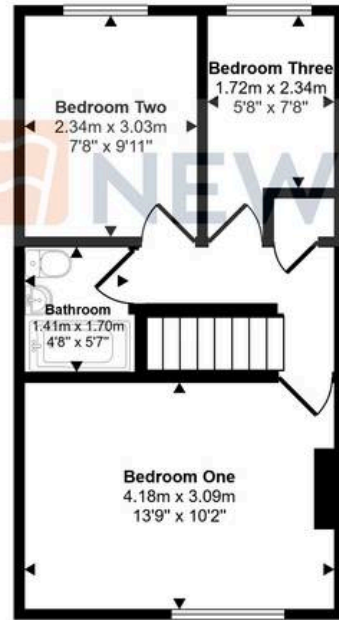
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



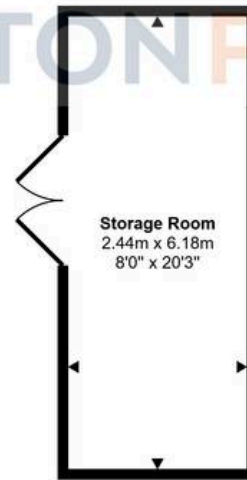
Approx Gross Internal Area
144 sq m / 1546 sq ft



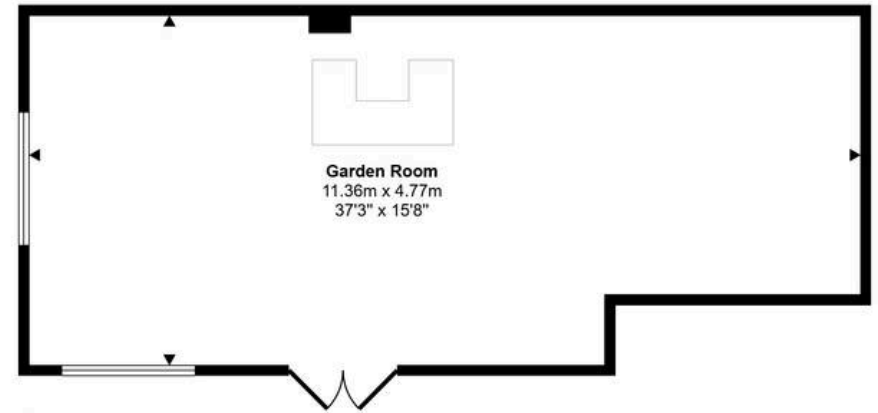
Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 34 sq m / 366 sq ft



Storage Room
Approx 15 sq m / 162 sq ft



Garden Room
Approx 51 sq m / 546 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.

Newton Fallowell - Peterborough

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