12 Bramall Court, Netherton, Peterborough

£210,000

NEWTON FALLOWELL

12 Bramall Court

Netherton, Peterborough

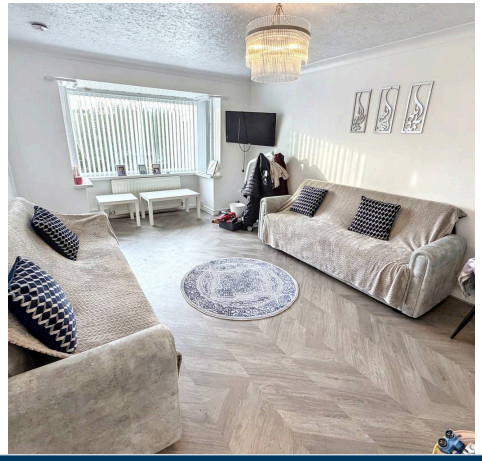
This detached bungalow is situated within WALKING DISTANCE OF SCHOOLS & PETERBOROUGH CITY HOSPITAL and offers TWO DOUBLE BEDROOMS and a GARAGE with DRIVEWAY PARKING FOR MULTIPLE VEHICLES to the rear aspect. The accommodation comprises of an entrance hall offering access to the kitchen, which boasts space and plumbing for a fridge freezer and washing machine with access to the rear garden, spacious lounge diner with bay window, two double bedrooms which both offer built-in storage, as well as the shower wet room. Outside the rear garden hosts shed storage, patio seating, lawn, garage and driveway parking for multiple vehicles, whilst to the front aspect there is further lawned garden.

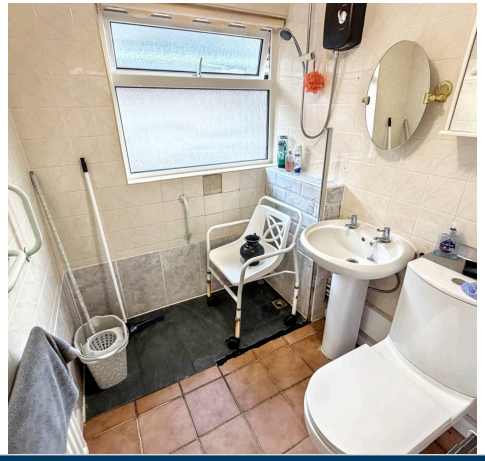
Council Tax band: C

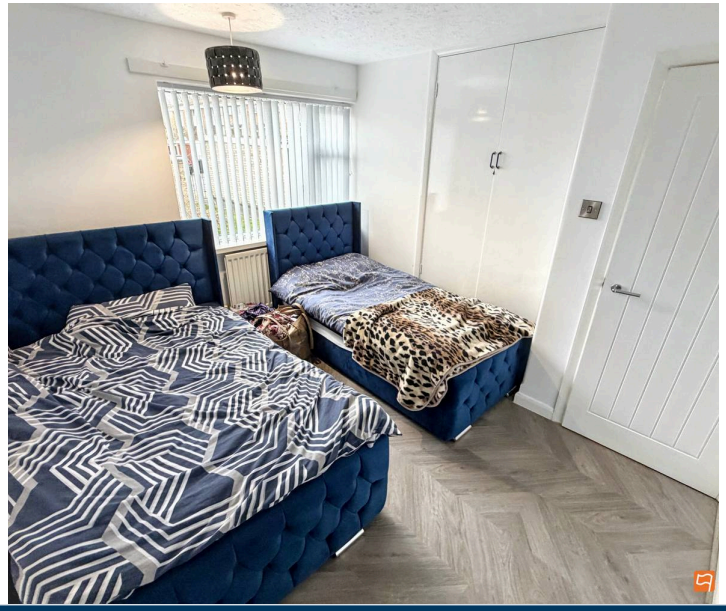
Tenure: Freehold

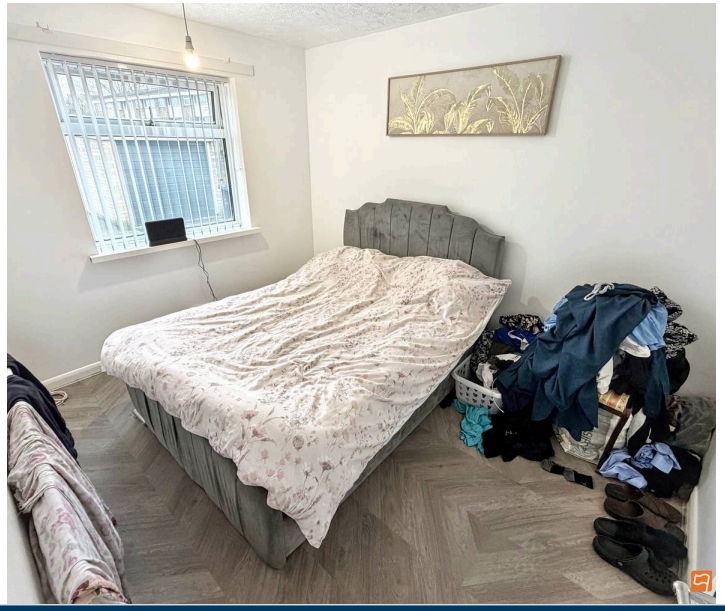
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









Entrance Hall

Kitchen 8' 9" x 7' 10" (2.66m x 2.38m)

Lounge Diner 17' 3" x 11' 7" (5.26m x 3.52m)

Bedroom 1 10' 10" x 10' 1" (3.29m x 3.08m)

Bedroom 2 10' 8" x 8' 6" (3.26m x 2.59m)

Wet Room 6' 1" x 5' 6" (1.86m x 1.67m)

Garage 17' 2" x 8' 2" (5.23m x 2.50m)

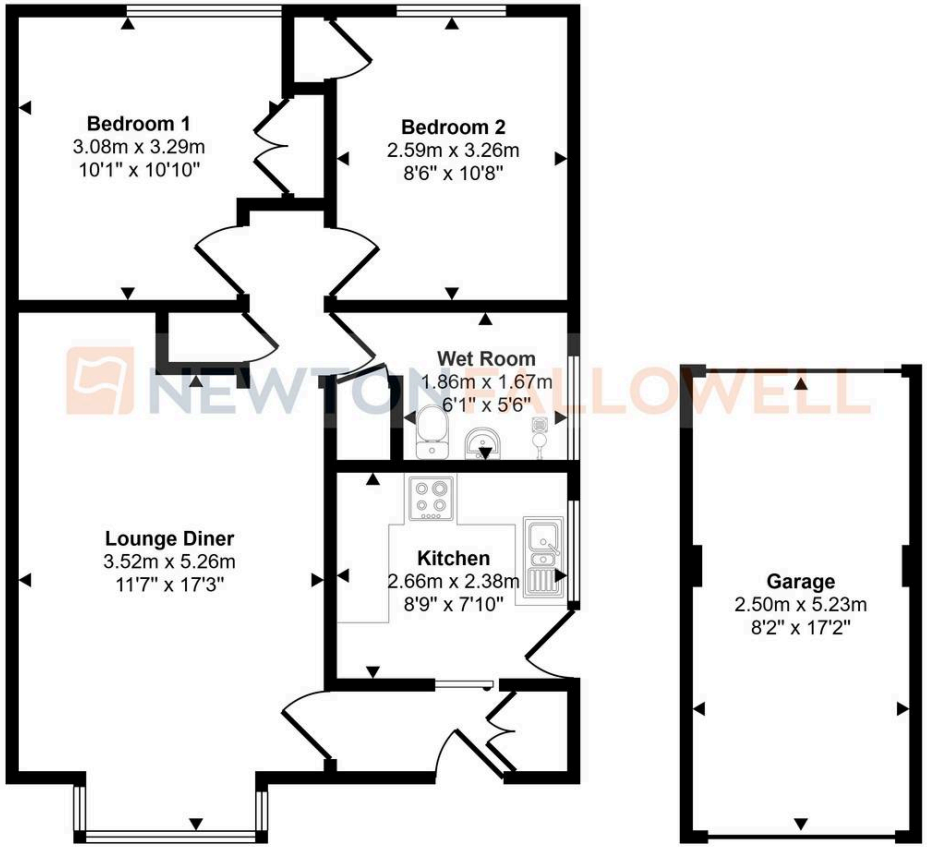
Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

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
69 sq m / 748 sq ft



Floorplan
Approx 56 sq m / 607 sq ft

Garage
Approx 13 sq m / 141 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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