Newton Fallowell Market Deeping
£375,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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4 St. Andrews Road

Northborough, Peterborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Refurbished & extended bungalow
- Three bedrooms
- En-suite to master
- Kitchen diner
- Living room with bi-fold doors
- New gas boiler
- Detached garage
- Two patio seating areas
- Viewing essential

Entrance hall
PVCu part double glazed door to the side opening to entrance hall with laminate wood flooring, radiator, access to loft with loft ladder providing access to gas central heating boiler. Doors to:

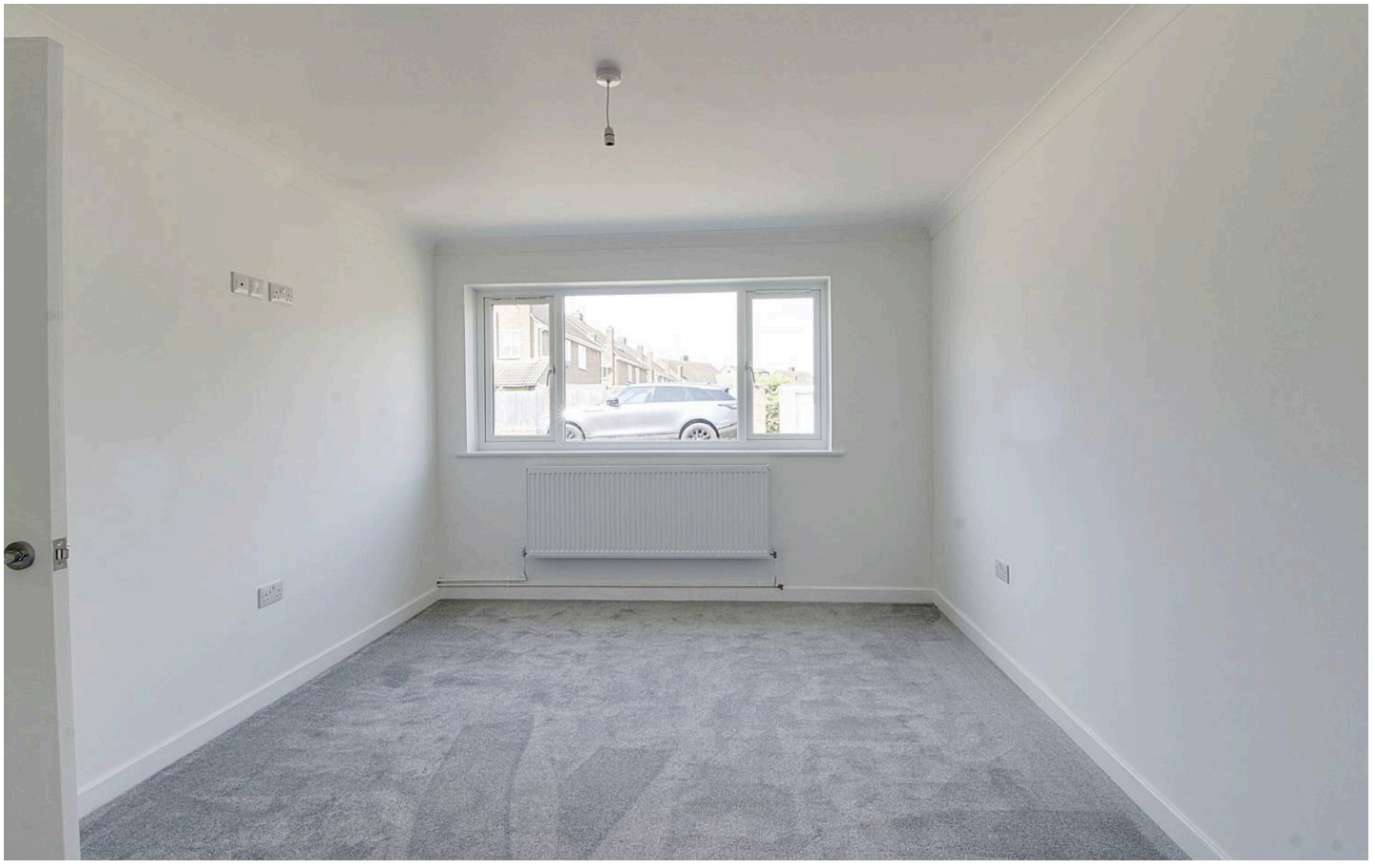
Bedroom 1
13' 10" x 11' 1" (4.21m x 3.39m)
PVCu double glazed window to the front, radiator. Pocket door to:

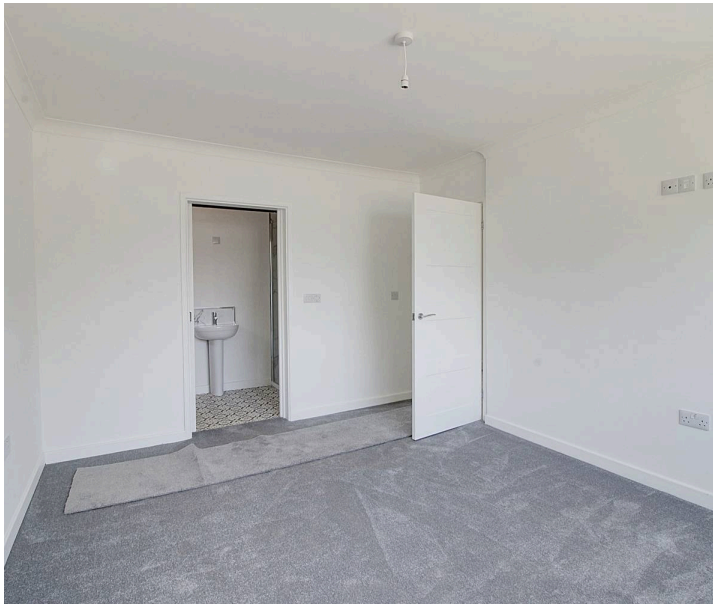
En-suite
Fitted with a three piece suite comprising of walk in shower enclosure with glass screen and wall mounted thermostatic bar shower, low level WC and wash basin. Heated towel rail, PVCu double glazed window to the side, recessed spotlights.

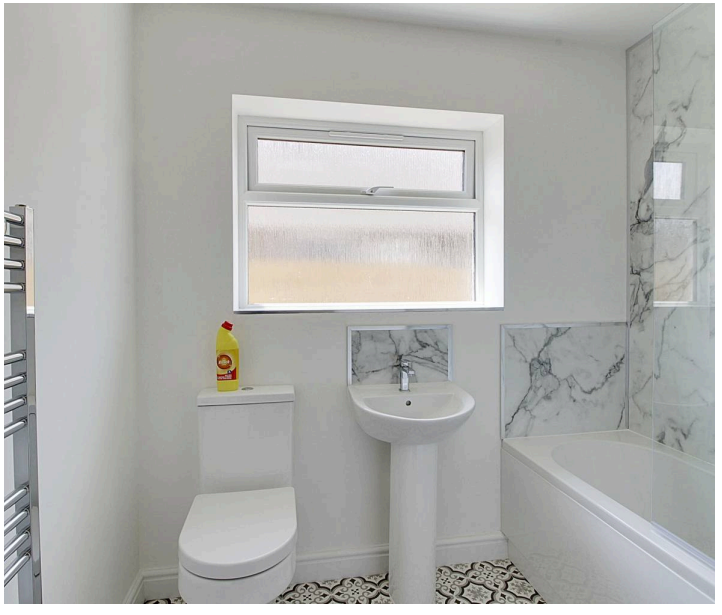
Bedroom 2
11' 1" x 9' 11" (3.39m x 3.03m)
PVCu double glazed window to the front, radiator.

Bedroom 3
10' 3" x 6' 9" (3.12m x 2.06m)
Double glazed Velux window, radiator.

Bathroom
7' 6" x 5' 3" (2.28m x 1.60m)
Fitted with a three piece suite comprising of a bath with electric shower over and glass screen, low level WC and wash basin. Heated towel rail, PVCu double glazed window to the side.







Kitchen diner
22' 5" x 9' 5" (6.83m x 2.86m)
Open plan kitchen diner fitted with a range of base and eye level units with work top over. Integrated appliances include: oven and grill, four ring electric hob with extractor over, dishwasher, fridge/freezer. 1 1/2 bowl sink with mixer tap, space and plumbing for washing machine. PVCu double glazed window to the side, radiator. Dining area with tiled flooring and Velux window.

Living room
16' 4" x 11' 11" (4.98m x 3.64m)
With tiled flooring, two double glazed sky lights, radiator, bi-fold doors opening to rear garden and patio seating area.

Outside
There is ample off road parking to the front and side of the property. There is side access to the rear garden which has two patio seating areas and the garden will shortly be levelled for lawn.

Garage
18' 2" x 9' 0" (5.53m x 2.74m)
With up and over door to the front, power and light connected, PVCu double glazed pedestrian door to garden.

Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Coadjute, and is non-refundable

Disclaimer
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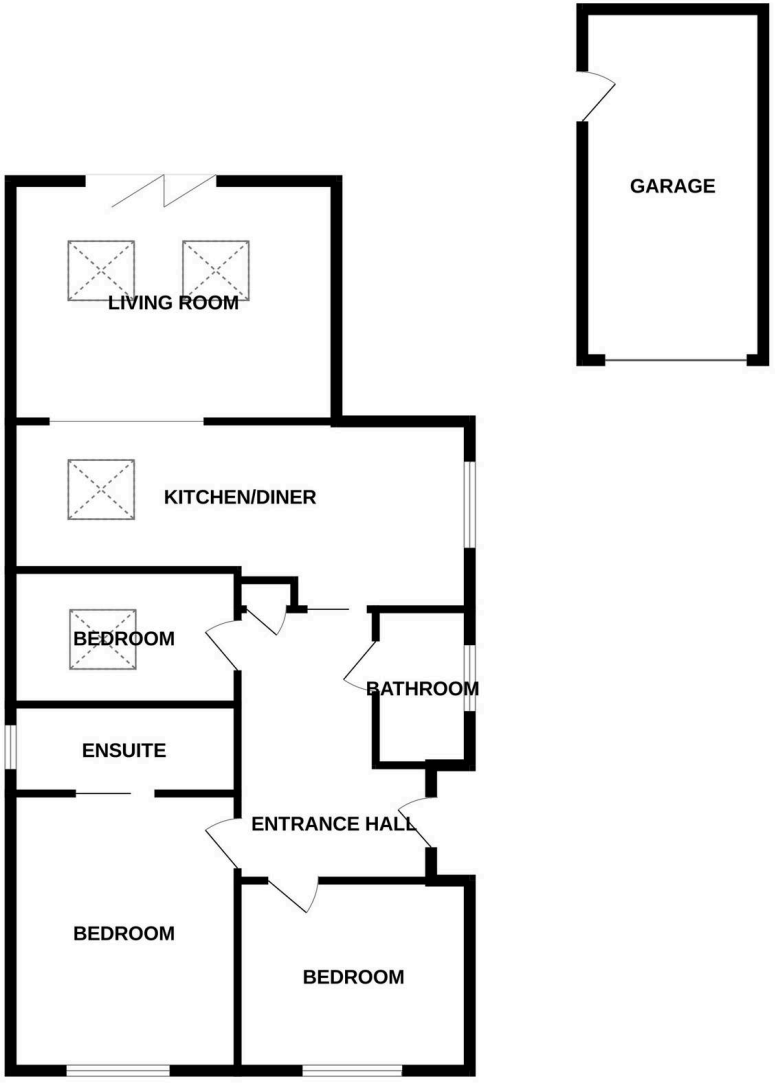
GROUND FLOOR



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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