



19 Arundel Road, Peterborough
£235,000

 **NEWTON FALLOWELL**

19 Arundel Road

Walton, Peterborough

This well-presented THREE-BEDROOM SEMI-DETACHED HOUSE hosts DRIVEWAY PARKING FOR MULTIPLE VEHICLES and is being sold with NO ONWARD CHAIN. The property welcomes you with a bright entrance hallway, leading directly into a generously proportioned lounge diner, which provides ample space for both relaxing and entertaining. The kitchen, equipped with a range of base and wall units, integrated appliances (including oven, hob, and extractor fan), and practical worktop space. Upstairs, you will find three well-sized bedrooms, with two of the bedrooms boasting built-in wardrobes. The contemporary wet room is fitted with a walk-in shower, wash hand basin, and low-level WC, providing both style and convenience for daily routines. Additional storage is available via an under-stairs cupboard and landing airing cupboard, ensuring that practical needs are well catered for throughout the home. Outside the property offers driveway parking for multiple vehicles as well as a generous store room to the side aspect granting access to the south-west facing rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hall

Lounge Diner

25' 8" x 10' 11" (7.82m x 3.32m)

Kitchen

11' 1" x 8' 9" (3.37m x 2.67m)

Landing

Bedroom 1

13' 4" x 9' 1" (4.07m x 2.78m)

Bedroom 2

10' 9" x 8' 3" (3.27m x 2.51m)

Bedroom 3

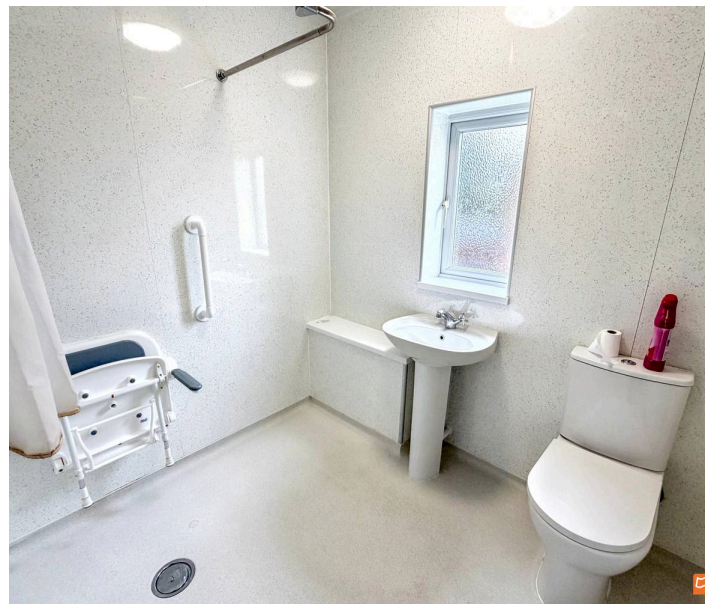
9' 11" x 6' 11" (3.01m x 2.11m)

Shower Room

7' 3" x 6' 6" (2.22m x 1.99m)

Storage Room

23' 9" x 9' 2" (7.25m x 2.79m)



Approx Gross Internal Area
104 sq m / 1121 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft

First Floor
Approx 40 sq m / 430 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

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough