



56 Francis Gardens, Peterborough  
£240,000

 **NEWTON FALLOWELL**

## 56 Francis Gardens

Peterborough

This semi-detached bungalow offers TWO BEDROOMS as well as a spacious living area with an EXTENSIVE SOUTH-FACING REAR GARDEN, GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall granting access to the spacious lounge with a bay fronted window and gas fire, kitchen offering space and plumbing for oven and washer dryer with side door access to the driveway, main bedroom boasting built-in wardrobes with the second bedroom being flexible in it's use and benefits from an outlook of the garden, with both bedrooms being accompanied by the recently refurbished shower room comprising of a three-piece white suite with a walk-in shower.

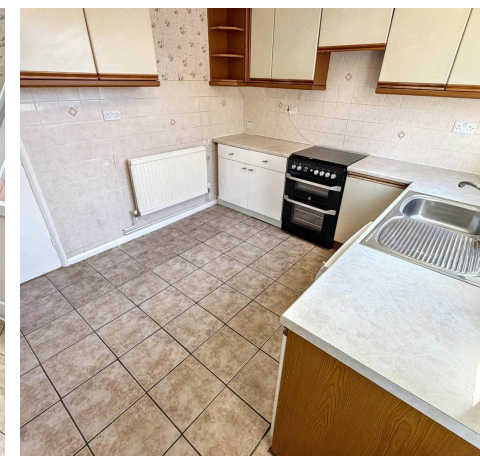
Outside the property hosts an extensive south-facing rear garden with patio seating space, lawn and shed storage with side gate access through to the driveway, to the side aspect you will find the garage and to the front and side aspect you will find a front lawn and driveway parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





#### Entrance Hall

Lounge 14' 3" x 11' 10" (4.34m x 3.61m)

Dining Room/Bedroom Two 9' 10" x 9' 9" (2.99m x 2.97m)

Kitchen 10' 10" x 9' 5" (3.31m x 2.86m)

Bedroom One 12' 0" x 8' 4" (3.65m x 2.53m)

Shower Room 6' 2" x 6' 0" (1.87m x 1.82m)

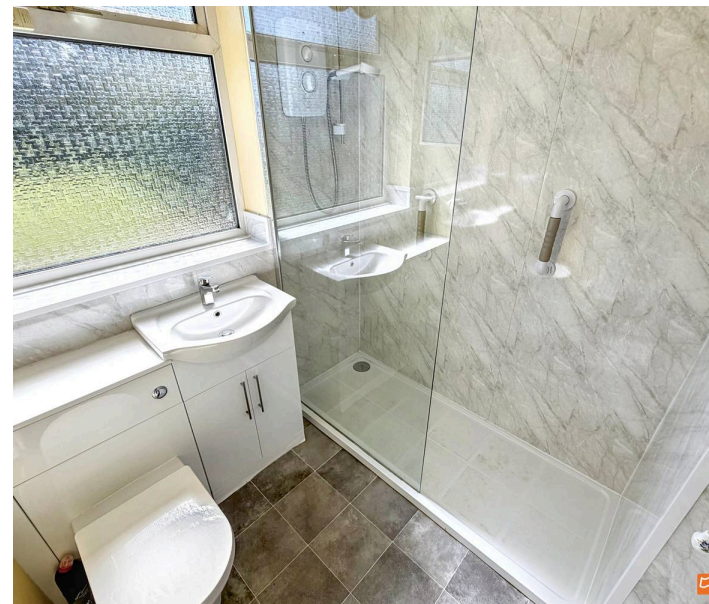
Garage 18' 5" x 8' 8" (5.62m x 2.64m)

#### Disclaimer

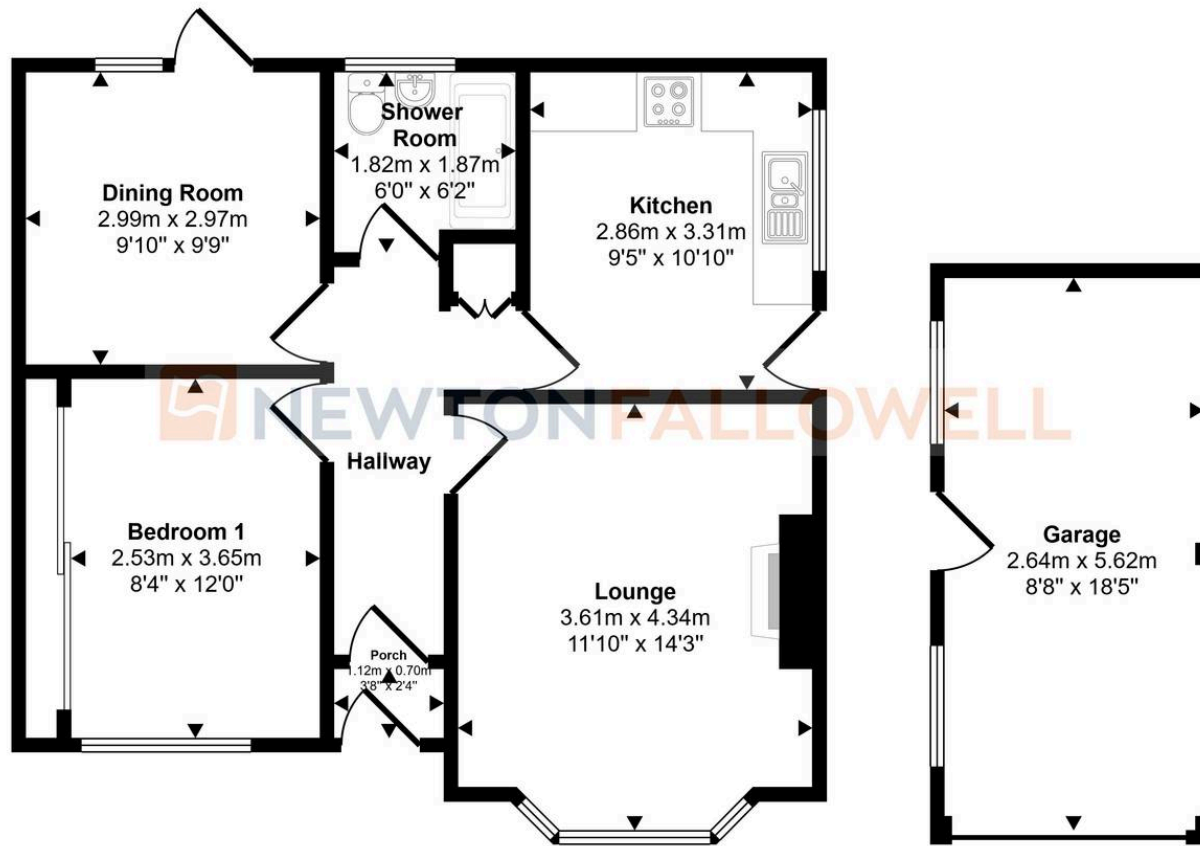
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#### Note to Buyers

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  
72 sq m / 775 sq ft



Floorplan  
Approx 57 sq m / 615 sq ft

Garage  
Approx 15 sq m / 160 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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