



42 Bradegate Drive, Dogsthorpe, Peterborough

In Excess of £120,000

 **NEWTON FALLOWELL**

42 Bradegate Drive

Dogsthorpe, Peterborough

This deceptively spacious bungalow is situated within an OVER 60's WARDEN CONTROLLED DEVELOPMENT and is being sold with NO ONWARD CHAIN. The development benefits from a communal centre, communal gardens and parking, warden controlled and offering emergency pull cords linking directly to the warden.

The property comprises of a porch, which leads to a spacious lounge diner. To the rear, the modern kitchen is well-appointed and offers a functional space that flows effortlessly into the conservatory. The conservatory, with its large windows, allows an abundance of natural light to flood the space and features doors that lead out to a communal garden.

The property also boasts two double bedrooms, each offering comfortable living space and flexibility. A walk-in shower room completes the accommodation, thoughtfully designed with an emergency pull cord for added safety and convenience.

Externally, the development provides communal parking and gardens for residents to enjoy, along with the communal centre.

Please note, the scheme is intended for independent retirement living, and the Longhurst Group does not provide care or assistance.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



NEWTON
FALLOW





Porch

Lounge Diner 18' 11" x 9' 9" (5.76m x 2.97m)

Hall

Kitchen 9' 9" x 9' 0" (2.96m x 2.74m)

Conservatory 11' 2" x 5' 4" (3.40m x 1.63m)

Bedroom One 10' 10" x 9' 10" (3.31m x 3.00m)

Bedroom Two 10' 2" x 9' 1" (3.10m x 2.76m)

Shower Room 7' 2" x 6' 0" (2.19m x 1.83m)

Lease

We have been informed that £197 is payable per month for the combined service charge and ground rent. There are currently 64 years remaining on this lease.

Council Tax Information

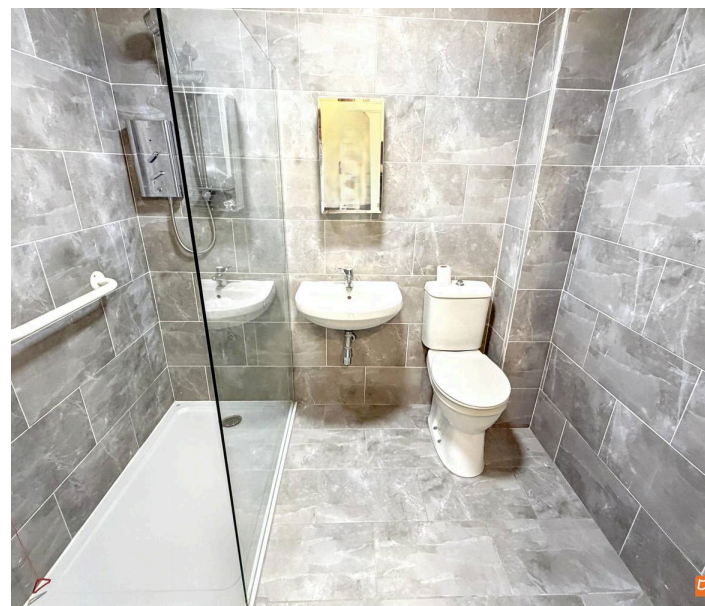
Local Authority: Peterborough City Council Council Tax Band: B

Disclaimer

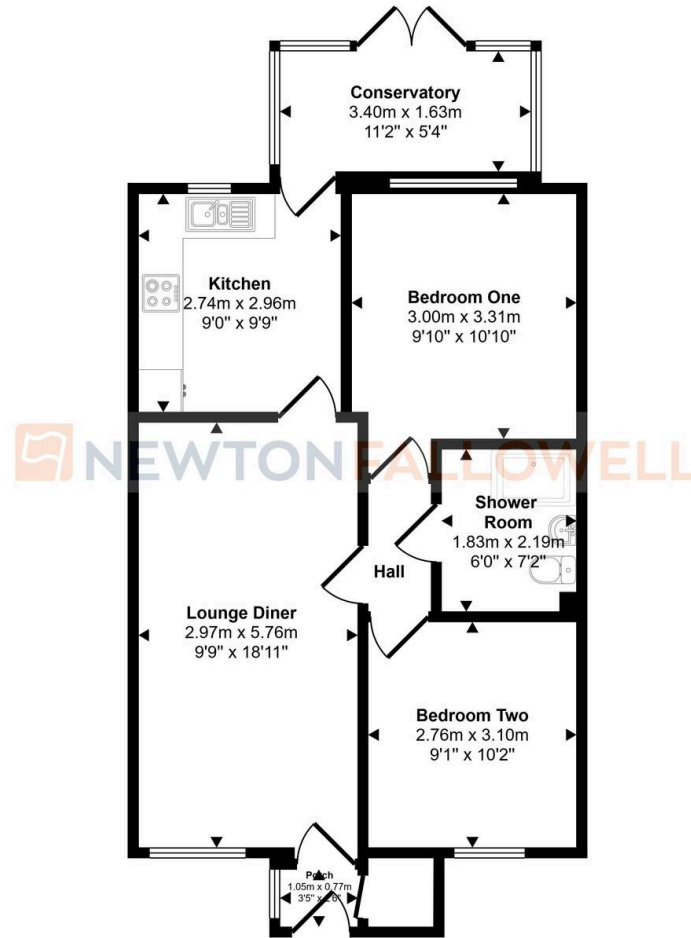
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Note to Buyers

Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase. 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
61 sq m / 656 sq ft



Floorplan

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