



Newton Fallowell Market Deeping £350,000

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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25 Bramble Close

Newborough, Peterborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No onward chain
- Well presented four bedroom detached house
- Lounge
- Kitchen diner
- En-suite to master bedroom
- Private driveway
- Single garage
- Viewing essential



Entrance hall

Part double glazed front door opening to entrance hall with mat well, radiator, stairs to first floor. Doors to:

WC

Fitted with a two piece suite comprising of a low level WC and wash basin, radiator, PVCu double glazed window.

Lounge

16' 10" x 10' 1" (5.14m x 3.07m)

PVCu double glazed window to the front with fitted plantation shutters, radiator.

Kitchen diner

17' 7" x 12' 6" (5.37m x 3.82m)

Spacious kitchen diner with PVCu double glazed window to the rear and PVCu double glazed French doors opening to patio seating area. Fitted kitchen with range style cooker with gas hobs, electric oven and grill with extractor hood over. Integrated dishwasher, washing machine and fridge freezer, stainless steel sink with mixer tap, under stair pantry cupboard, tiled flooring.

First floor landing

Access to loft, built in airing cupboard with hot water tank. Doors to:

Bedroom 1

15' 3" x 9' 9" (4.65m x 2.96m)

PVCu double glazed window to the front with plantation shutters, radiator. Door to:

En-suite

9' 7" x 3' 10" (2.93m x 1.17m)

Fitted with a three piece suite comprising of a tiled shower cubicle, low level WC and wash basin, extractor fan, heated towel rail, PVCu double glazed window to the rear.



Bedroom 2

15' 1" x 9' 6" (4.60m x 2.90m)

PVCu double glazed window to the front with plantation shutters, radiator.

Bedroom 3

14' 5" x 10' 0" (4.40m x 3.05m)

PVCu double glazed window to the rear, radiator.

Bedroom 4

9' 5" x 7' 8" (2.88m x 2.33m)

PVCu double glazed window to the front, plantation shutters, radiator.

Bathroom

9' 1" x 5' 10" (2.77m x 1.79m)

Fitted with a three piece suite comprising of a bath with wall mounted shower over and glass screen, low level WC and wash basin, heated towel rail, PVCu double glazed window to the rear.

Outside

There is a driveway and car port providing parking for at least two vehicles leading to the single garage. There is gated access to the rear garden which is mainly laid to lawn with an extended patio seating area and planted borders. There is a handy storage shed located to the rear of the garage.

Garage

20' 3" x 10' 0" (6.16m x 3.04m)

With up and over door, power and light connected, part boarded eaves storage space, courtesy door to rear garden.

Service charge

The annual service charge for the estate is £269.15 to cover the upkeep of communal areas, landscaping, and open space.

Anti-Money Laundering Requirements

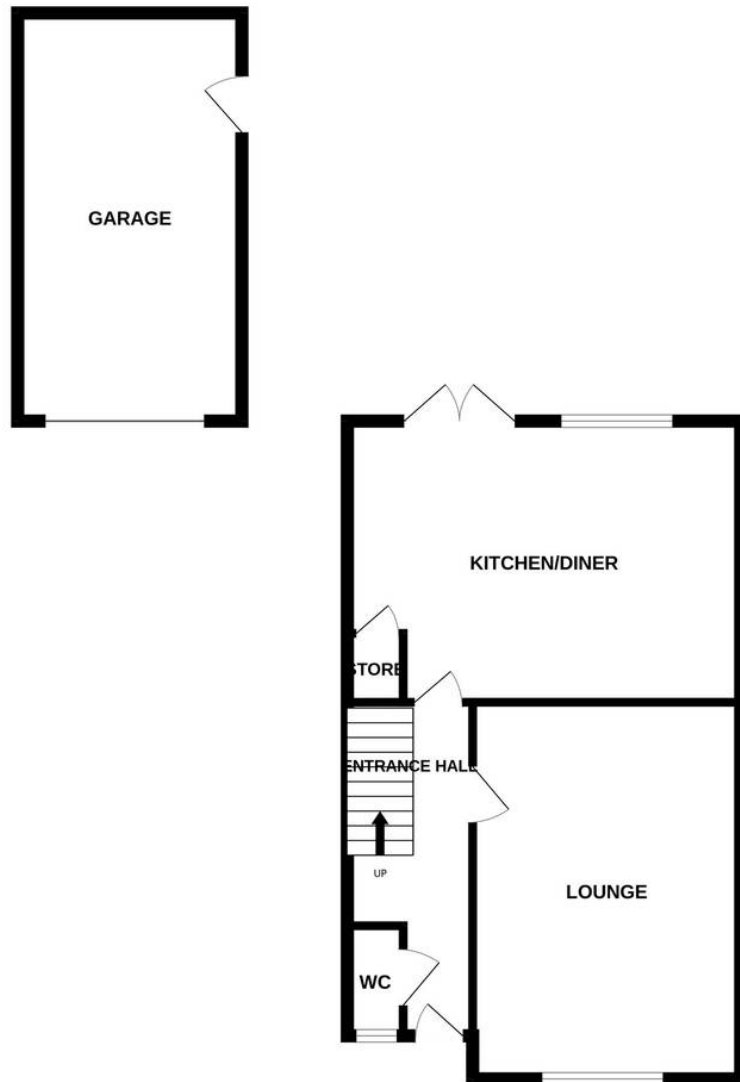
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out 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.

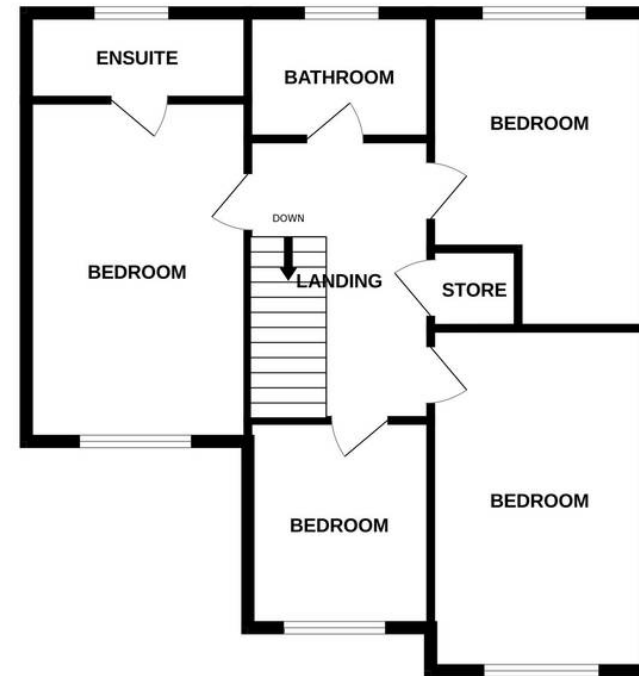
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GROUND FLOOR



1ST FLOOR





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