



 **NEWTON**  
FALLOWELL

16 St Marys Close, Peterborough, PE1 4DR

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## Key Features

- EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS
- Spacious Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- SOUTH-WESTERLY FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£240,000





This EXTENDED semi-detached home benefits from THREE BEDROOMS, a SOUTH-WESTERLY FACING GARDEN, a GARAGE and NO ONWARD CHAIN, situated within a quiet cul-de-sac position within close proximity to Peterborough city centre and train station. The accommodation comprises of an entrance hall, kitchen to the front of the home and a spacious lounge diner to the rear hosting access onto the rear garden, whilst the first floor landing separates three bedrooms, as well as the family bathroom, which boasts a three-piece suite with a shower over the bath. Outside there is driveway parking to the front aspect for multiple vehicles, with side gated access leading to the south-westerly facing rear garden, which offers patio seating and lawn.

Entrance Hall

Kitchen 3.87m x 2.21m (12'8" x 7'4")

Lounge Diner 7.14m x 4.54m (23'5" x 14'11")

Landing

Bedroom One 4.65m x 2.7m (15'4" x 8'11")

Bedroom Two 3.65m x 2.7m (12'0" x 8'11")

Bedroom Three 3.38m x 1.8m (11'1" x 5'11")

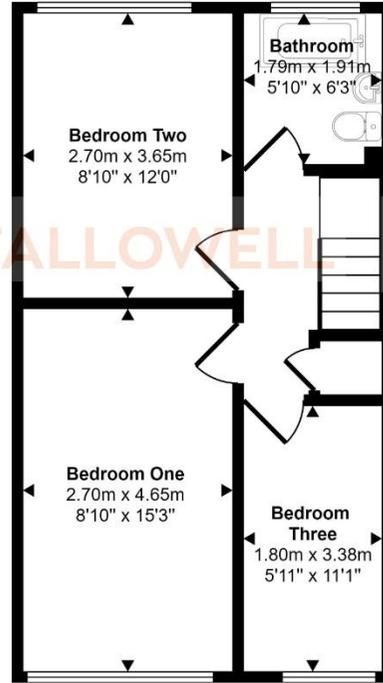
Family Bathroom 1.91m x 1.79m (6'4" x 5'11")

Garage 5.38m x 2.18m (17'8" x 7'2")

Approx Gross Internal Area  
97 sq m / 1039 sq ft



Ground Floor  
Approx 57 sq m / 618 sq ft



First Floor  
Approx 39 sq m / 421 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.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

