



 **NEWTON**
FALLOWELL

35 Watt Close, Paston, Peterborough, PE4 7XF

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Key Features

- Spacious Semi-Detached Home
- TWO DOUBLE BEDROOMS
- Lounge & Kitchen Diner
- Utility & Downstairs WC
- Modern Family Bathroom
- WEST-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





This semi-detached house offers TWO DOUBLE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, as well as a WEST-FACING REAR GARDEN, making this an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall which boasts storage space and access onto the spacious lounge to the front of the home, with the kitchen diner located to the rear and benefiting from ample work surface and storage, space for a range cooker, as well as hosting access to the useful utility and downstairs WC, whilst upstairs the landing separates the two double bedrooms and the modern family bathroom, which offers a shower over the bath, the property also benefits from a recently installed boiler in December 2023. Outside to the front aspect there is a lawned garden and driveway parking for multiple vehicles situated in front of the garage, with the garage benefiting from a personnel door from the rear garden, with the rear garden being west-facing and offers a decked seating area and lawn.

Entrance Hall

Lounge 4.39m x 3.51m (14'5" x 11'6")

Kitchen Diner 2.5m x 4.47m (8'2" x 14'8")

Utility 1.75m x 1.84m (5'8" x 6'0")

WC

Landing

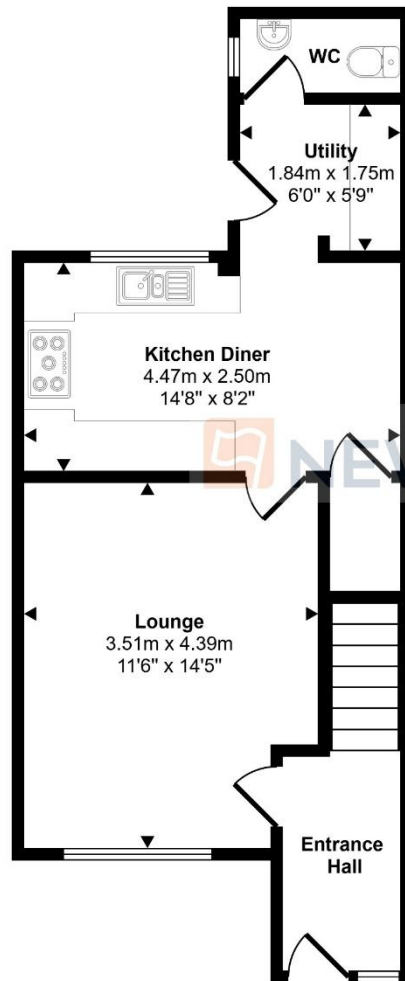
Bedroom One 2.68m x 4.52m (8'10" x 14'10")

Bedroom Two 4.19m x 2.59m (13'8" x 8'6")

Family Bathroom 1.64m x 1.83m (5'5" x 6'0")

Garage 6.32m x 2.41m (20'8" x 7'11")

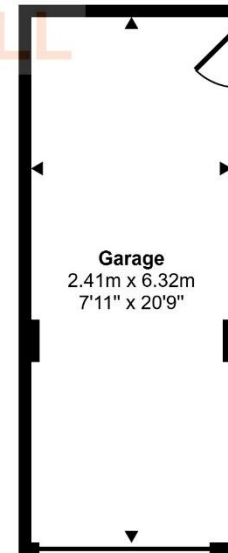
Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft



First Floor
Approx 32 sq m / 344 sq ft



Garage
Approx 15 sq m / 164 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: A

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.



SCAN ME