



12 Bramall Court, Netherton, Peterborough, PE3 9RS

 **NEWTON FALLOWELL**

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## Key Features

- Detached Bungalow
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- Spacious Lounge Diner & Kitchen
- Shower Wet Room
- GARAGE & DRIVEWAY PARKING TO THE REAR
- Private & Enclosed Rear Garden
- Walking Distance of Hospital & Schools
- EPC Rating D
- Freehold

Guide Price £220,000 - £230,000





This detached bungalow is situated within WALKING DISTANCE OF SCHOOLS & PETERBOROUGH CITY HOSPITAL and offers TWO DOUBLE BEDROOMS and a GARAGE with DRIVEWAY PARKING FOR MULTIPLE VEHICLES to the rear aspect. The accommodation comprises of an entrance hall offering access to the kitchen, which boasts space and plumbing for a fridge freezer and washing machine with access to the rear garden, spacious lounge diner with bay window, two double bedrooms which both offer built-in storage, as well as the shower wet room. Outside the rear garden hosts shed storage, patio seating, lawn, garage and driveway parking for multiple vehicles, whilst to the front aspect there is further lawned garden.



Entrance Hall

Kitchen 2.38m x 2.66m (7'10" x 8'8")

Lounge Diner 5.26m x 3.52m (17'4" x 11'6")

Bedroom One 3.29m x 3.08m (10'10" x 10'1")

Bedroom Two 3.26m x 2.59m (10'8" x 8'6")

Wet Room 1.67m x 1.86m (5'6" x 6'1")

Garage 5.23m x 2.5m (17'2" x 8'2")

Approx Gross Internal Area  
69 sq m / 748 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: C

**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.

