



Newton Fallowell Market Deeping £205,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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98 Lady Margarets Avenue

Deeping St. James, Peterborough

Council Tax band: A

Tenure: Freehold

- NO ONWARD CHAIN
- Two bedroom semi detached house
- Lounge / diner
- Conservatory
- Modern shower room
- PVCu double glazing & gas central heating
- Parking & single garage
- Generous rear garden
- Viewing essential



Entrance hall

Kitchen

8' 5" x 7' 0" (2.57m x 2.13m)

Fitted with a range of base and eye level units, stainless steel sink with mixer tap, space and plumbing for washing machine, electric oven and hob with extractor over, integrated fridge. Wall mounted gas central heating boiler. PVCu double glazed window to the front.

Reception room

14' 11" x 11' 6" (4.55m x 3.51m)

Spacious lounge / diner with radiator, stairs to first floor. PVCu double glazed window and door to the rear opening to:

Conservatory

8' 6" x 8' 6" (2.60m x 2.60m)

Half brick and PVCu double glazed construction with polycarbonate roof, wall mounted electric heater, power points. PVCu double glazed door opening to rear garden.

First floor landing

PVCu double glazed window to the side. Doors to:

Bedroom 1

11' 7" x 9' 7" (3.53m x 2.91m)

Range of fitted wardrobes, PVCu double glazed window to the rear, radiator, access to loft.

Bedroom 2

11' 9" x 5' 4" (3.58m x 1.63m)

PVCu double glazed window to the front, radiator.

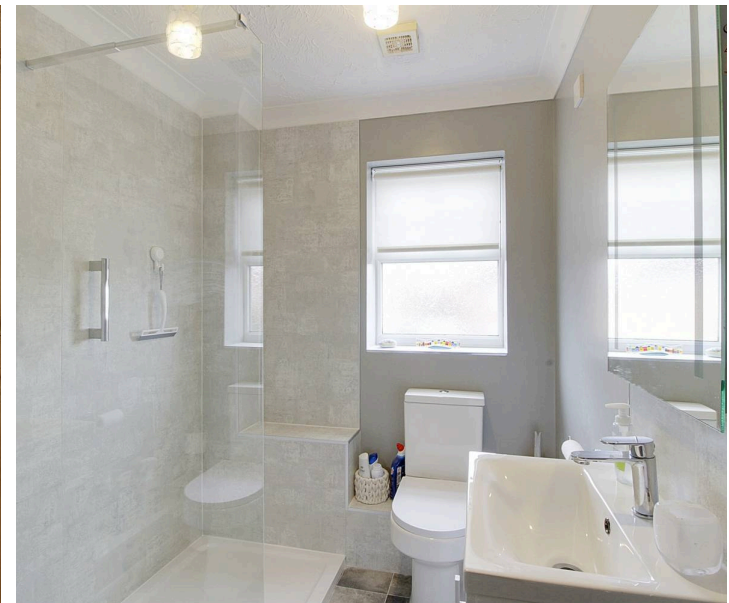
Shower room

8' 3" x 5' 5" (2.51m x 1.65m)

Modern fitted shower with walk in enclosure, aqua board, thermostatic bas shower, WC, sink with drawers under, heated towel rail, back lit mirror. Extractor fan and PVCu double glazed window.

Outside

Block paved driveway to the front of the property leading to a single garage. Front garden with lawn and mature shrubs. Gated access to the rear garden which is mainly



Outside

Block paved driveway to the front of the property leading to a single garage. Front garden with lawn and mature shrubs. Gated access to the rear garden which is mainly laid to lawn with a patio seating area and central planted bed.

Garage

16' 7" x 7' 10" (5.05m x 2.40m)

With up and over door, eaves storage space, power and light connected, pedestrian door to the side.

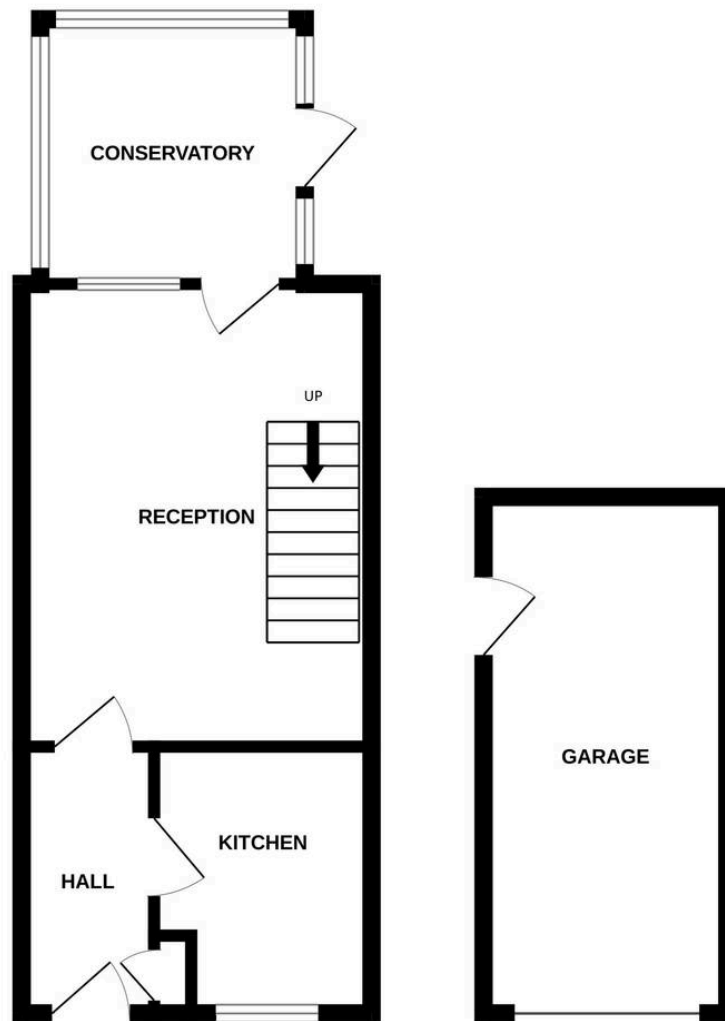
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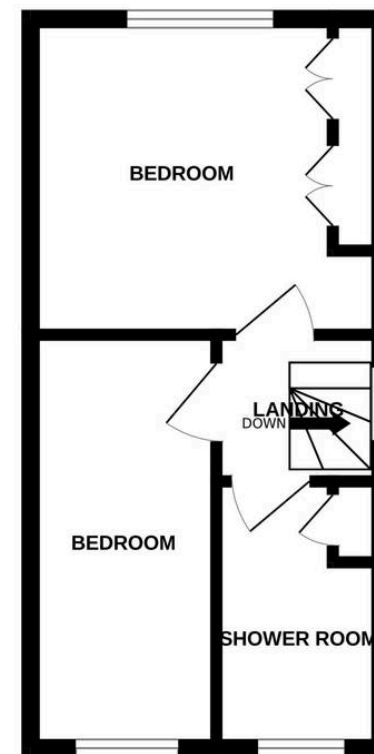
Anti-Money Laundering Requirements

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.

GROUND FLOOR



1ST FLOOR





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