



56 Francis Gardens, Peterborough

Guide Price £175,000

 **NEWTON FALLOWELL**

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Peterborough

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This semi-detached bungalow offers TWO BEDROOMS as well as a spacious living area with an EXTENSIVE SOUTH-FACING REAR GARDEN, GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall granting access to the spacious lounge with a bay fronted window and gas fire, kitchen offering space and plumbing for oven and washer dryer with side door access to the driveway, main bedroom boasting built-in wardrobes with the second bedroom being flexible in it's use and benefits from an outlook of the garden, with both bedrooms being accompanied by the recently refurbished shower room comprising of a three-piece white suite with a walk-in shower.

Outside the property hosts an extensive south-facing rear garden with patio seating space, lawn and shed storage with side gate access through to the driveway, to the side aspect you will find the garage and to the front and side aspect you will find a front lawn and driveway parking for multiple vehicles.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is





Entrance Hall

Lounge 14' 3" x 11' 10" (4.34m x 3.61m)

Dining Room/Bedroom Two 9' 10" x 9' 9" (2.99m x 2.97m)

Kitchen 10' 10" x 9' 5" (3.31m x 2.86m)

Bedroom One 12' 0" x 8' 4" (3.65m x 2.53m)

Shower Room 6' 2" x 6' 0" (1.87m x 1.82m)

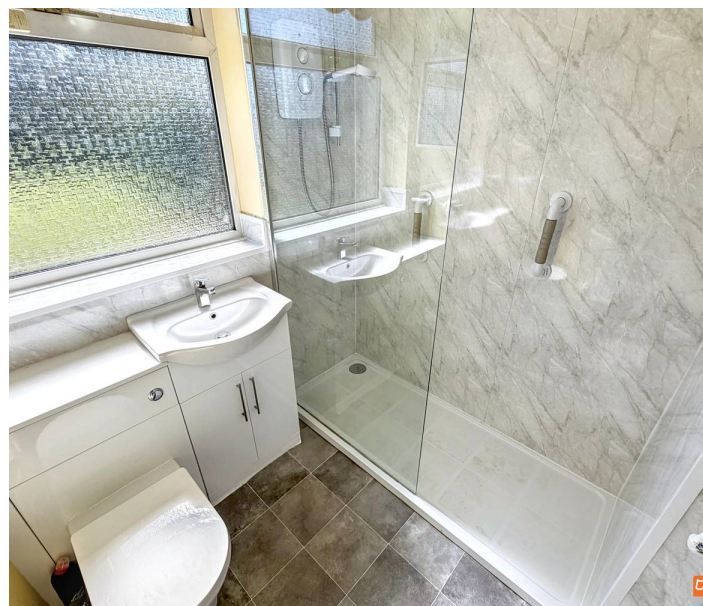
Garage 18' 5" x 8' 8" (5.62m x 2.64m)

Disclaimer

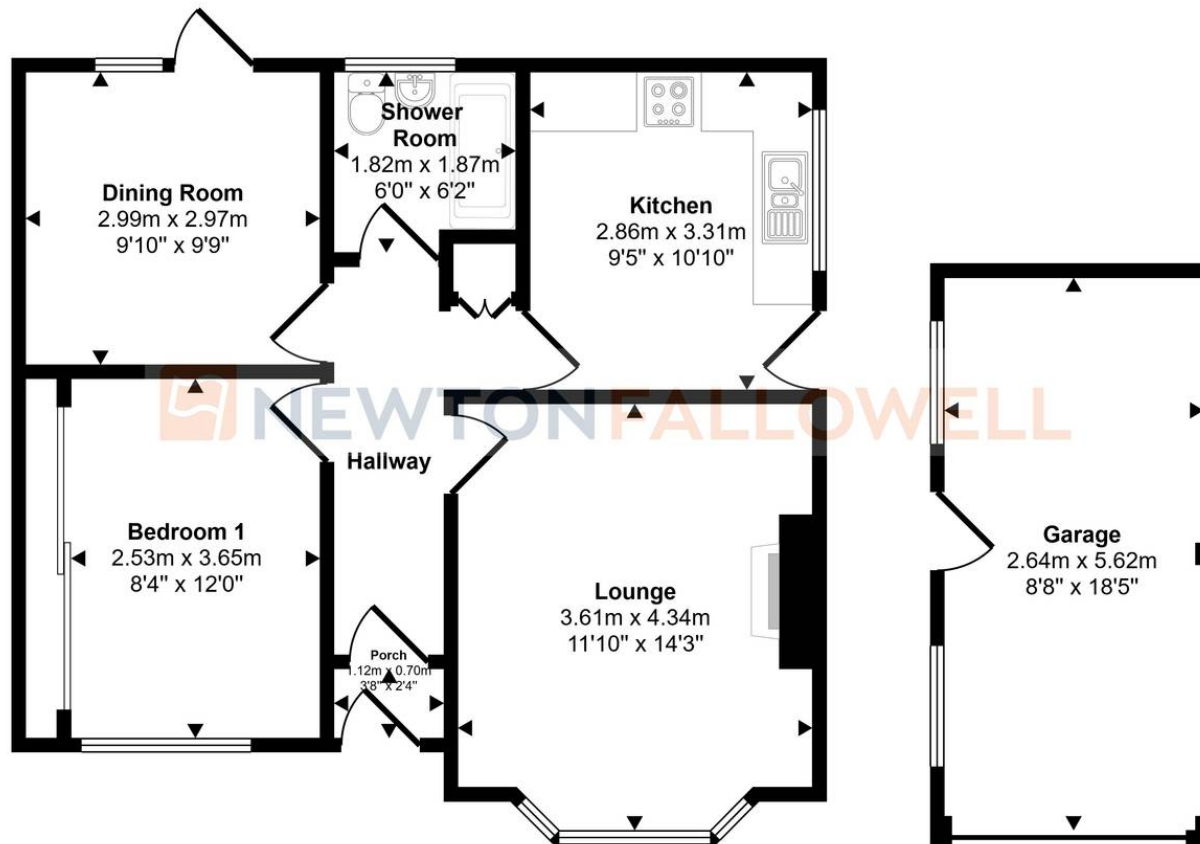
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area
72 sq m / 775 sq ft



Floorplan
Approx 57 sq m / 615 sq ft

Garage
Approx 15 sq m / 160 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.

Newton Fallowell - Peterborough

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