



152 Welland Road, Peterborough, PE1 3SX

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Extended Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Downstairs Shower Room & Upstairs Family Bathroom
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUTH-FACING REAR GARDEN
- NO CHAIN
- EPC Rating TBC
- Freehold

Guide Price £300,000 - £325,000





This EXTENDED DETACHED FAMILY HOME offers THREE BEDROOMS, TWO RECEPTION ROOMS as well as TWO BATH/SHOWER ROOMS whilst boasting a SOUTH-FACING REAR GARDEN with a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES all while being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the useful downstairs shower room, spacious lounge which occupies the front home and boasts a bay-fronted window and gas fire, dining room with ample seating space and double doors leading into the extended kitchen area hosting rear garden access, breakfast bar, ample storage and work surface space as well as built-in double oven and hob. Upstairs the landing separates the three bedrooms which all benefit from the family bathroom which boasts a three-piece white suite and a shower over the bath. Outside there is driveway offering parking for multiple vehicles situated in front of the garage which hosts internal electrics, side gated access leads you into the south-facing rear garden which boasts patio space, shed storage, greenhouse, personnel garage door access and lawn space.

Entrance Hall

Shower Room 1.85m x 1.32m (6'1" x 4'4")

Lounge 3.73m x 3.9m (12'2" x 12'10")

Dining Room 3.28m x 3.55m (10'10" x 11'7")

Kitchen 1.78m x 5.01m (5'10" x 16'5")

Landing

Bedroom One 3.83m x 4m (12'7" x 13'1")

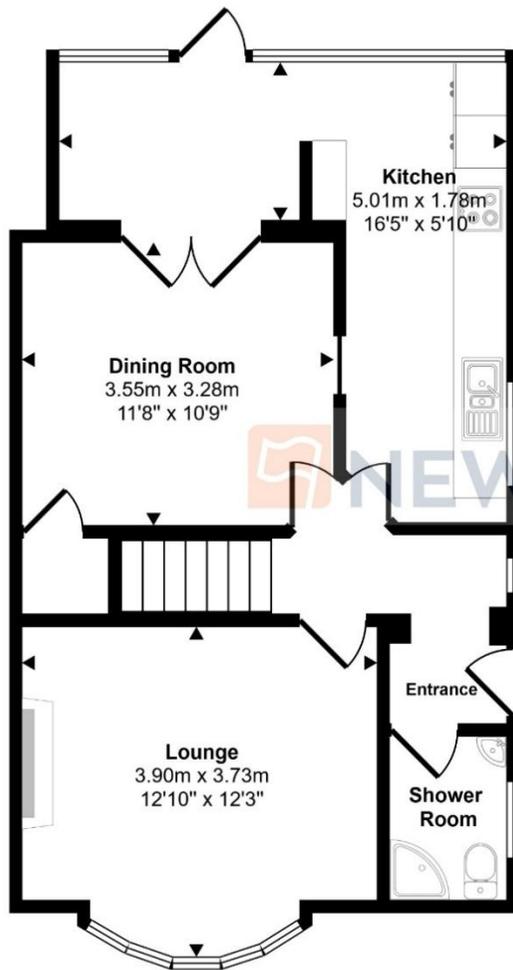
Bedroom Two 2.4m x 3.05m (7'11" x 10'0")

Bedroom Three 2.39m x 2.35m (7'10" x 7'8")

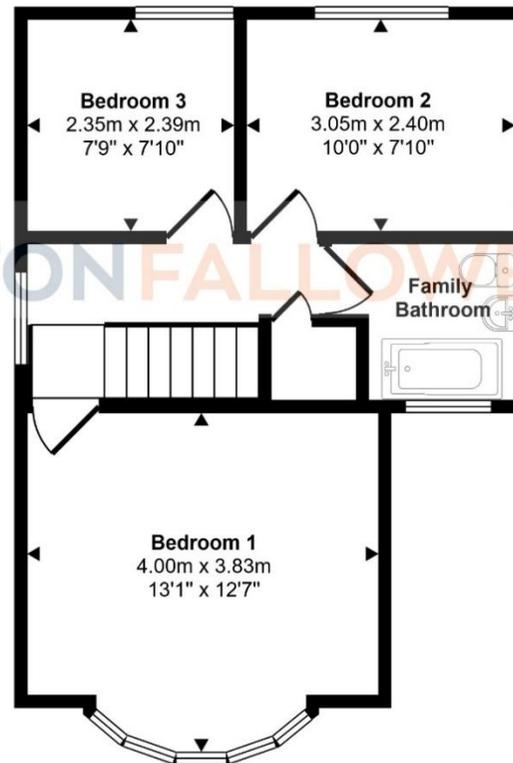
Family Bathroom 1.75m x 1.66m (5'8" x 5'5")

Garage 5.29m x 2.63m (17'5" x 8'7")

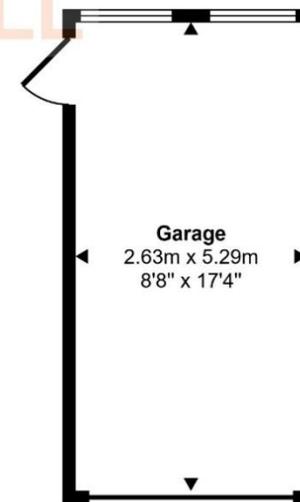
Approx Gross Internal Area
104 sq m / 1123 sq ft



Ground Floor
Approx 52 sq m / 560 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Garage
Approx 14 sq m / 150 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.



SCAN ME