



30 Chapel Street, Yaxley, Peterborough, PE7 3LN

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Well-Presented Terraced Family Home
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Modern Kitchen
- Contemporary Downstairs Family Bathroom
- EXTENSIVE REAR GARDEN
- On Street Parking
- EPC Rating C
- Freehold

Guide Price £200,000 - £210,000





This terraced family home hosts TWO DOUBLE BEDROOMS and TWO RECEPTION ROOMS with an EXTENSIVE REAR GARDEN and on street parking to the front aspect. The accommodation boasts a lounge to the front aspect which offers a fireplace and outlook of the front garden, a dining room benefiting from a further fireplace and open access to the kitchen which hosts an induction hob, built-in oven, space and plumbing for a slim-line dishwasher and washing machine, with the family bathroom located to the rear offering a contemporary three-piece white suite, whilst upstairs the landing separates two double bedrooms with bedroom two boasting a storage cupboard. Outside there is an extensive garden offering patio seating, lawn and shed storage to the rear, whilst to the front aspect there is a further lawn and on street parking.

Lounge 3.31m x 3.73m (10'11" x 12'2")

Dining Room 3.34m x 3.78m (11'0" x 12'5")

Kitchen 2.28m x 2.25m (7'6" x 7'5")

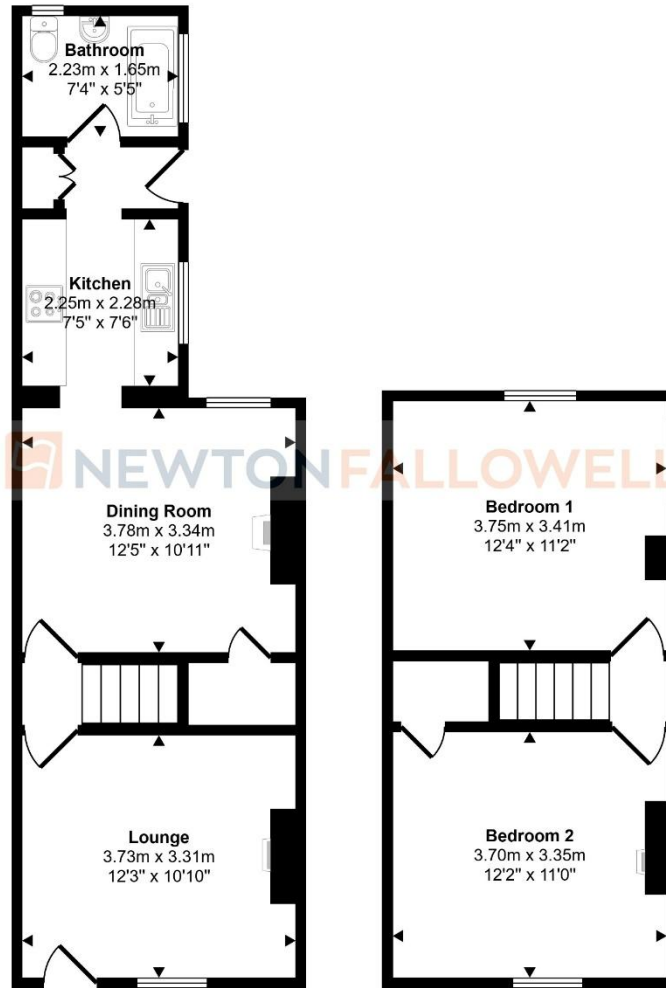
Family Bathroom 1.65m x 2.23m (5'5" x 7'4")

Landing

Bedroom One 3.41m x 3.75m (11'2" x 12'4")

Bedroom Two 3.35m x 3.7m (11'0" x 12'1")

Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft

First Floor
Approx 29 sq m / 316 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