Newton Fallowell Market Deeping
£270,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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www.newtonfallowell.co.uk/market-deeping-estate-agents/

20 Helpston Road

Glinton, Peterborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- Extended three bedroom house
- Lounge
- Kitchen diner
- Ground floor shower room & WC
- First floor bathroom
- Gas central heating
- PVCu double glazing
- Generous rear garden
- Viewing essential

Entrance hall
PVCu part double glazed door to front with full height glazed side panel. Laminate wood flooring, radiator, stairs to first floor. Door to:

Lounge
13' 7" x 13' 5" (4.14m x 4.10m)
PVCu double glazed window to the front, laminate wood flooring, radiator, under stairs cupboard. Door to:

Kitchen diner
17' 11" x 15' 5" (5.46m x 4.70m)
Spacious kitchen diner with PVCu double glazed doors opening to the rear garden, Velux roof lights, two radiators, laminate wood flooring. Kitchen doors are currently being refreshed with new images to follow, stainless steel sink with mixer tap, integrated oven, gas hob with extractor over. Door to:

Shower room
Fitted with a three piece suite comprising of a fully tiled shower cubicle with thermostatic bar shower, sink and WC, heated towel rail, PVCu double glazed window to the side.

First floor landing
PVCu double glazed window to the side. Doors to:

Bedroom 1
11' 5" x 9' 4" (3.48m x 2.85m)
PVCu double glazed window to the rear, radiator, double and a single built in wardrobes.

Bedroom 2
9' 7" x 9' 3" (2.91m x 2.83m)
PVCu double glazed window to the front, radiator.

Bedroom 3
7' 9" x 6' 7" (2.35m x 2.00m)
PVCu double glazed window to the rear, radiator. Access to loft with loft ladder and light, boarded to provide access to the gas central heating boiler.

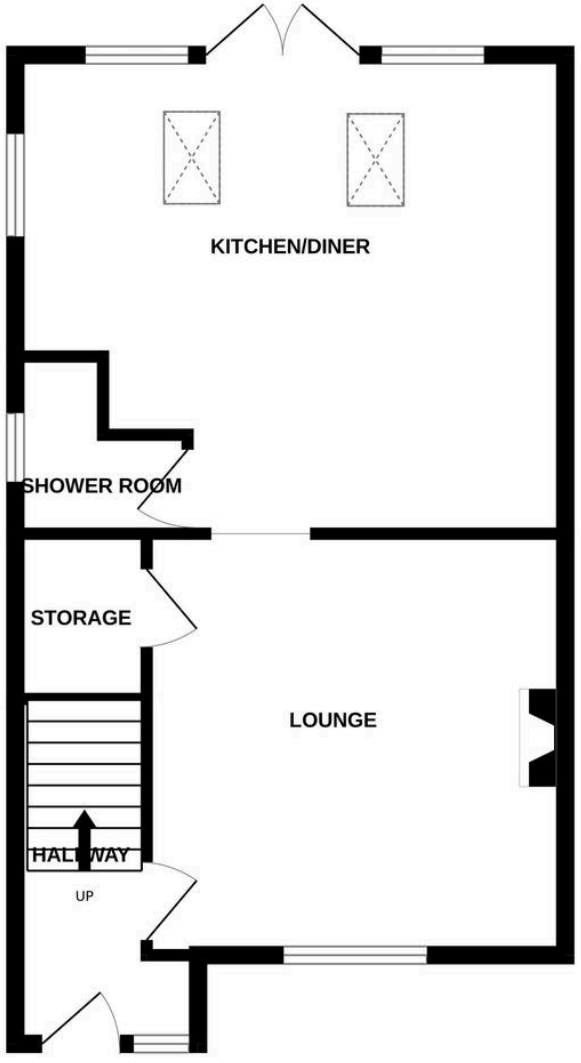
Bathroom
Fitted tiled bathroom suite comprising of a corner bath with hand held shower, sink with base cupboard, WC, heated towel rail. PVCu double glazed window to the side.

Outside
There is graveled parking to the front and side of the property with gated vehicle access to the large rear garden which is mainly laid to lawn with a patio seating area, apple tree and timber vbuilt shed.

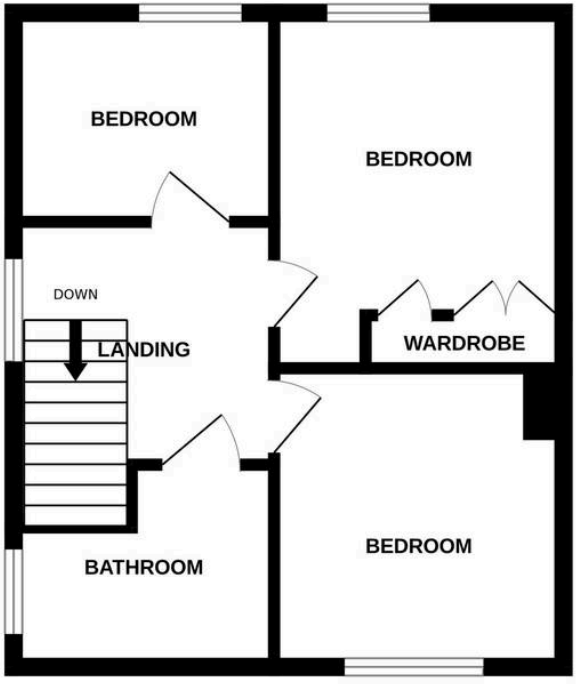
Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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.

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 Market Deeping nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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