



66 Wootton Avenue, Fletton, Peterborough, PE2 9EG

 **NEWTON FALLOWELL**

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Key Features

- Terraced Family Home
- THREE BEDROOMS
- Spacious Lounge & Downstairs WC
- Breakfast Kitchen & Utility Room
- Upstairs Contemporary Family Bathroom
- GENEROUS REAR GARDEN
- TWO GARDEN ROOMS
- EPC Rating C
- Freehold

£230,000





This terraced family home benefits from THREE BEDROOMS and a GENEROUS GARDEN to the rear, which boasts TWO GARDEN ROOMS hosting flexible use. The accommodation comprises of a spacious lounge to the front of the home, modern breakfast kitchen with space to dine, useful utility room and convenient downstairs WC, with three bedrooms located upstairs alongside a contemporary three-piece family bathroom. Outside the generous garden is low maintenance and benefits from patio seating and artificial lawn, with two garden rooms housing potential to be used as a gym, games room or alternative means to suit one's needs.

Lounge 3.15m x 4.17m (10'4" x 13'8")

Breakfast Kitchen 3.89m x 4.24m (12'10" x 13'11")

Inner Hall

Utility Room 2.31m x 1.97m (7'7" x 6'6")

WC

Landing

Bedroom One 3.09m x 4.18m (10'1" x 13'8")

Bedroom Two 3.03m x 2.34m (9'11" x 7'8")

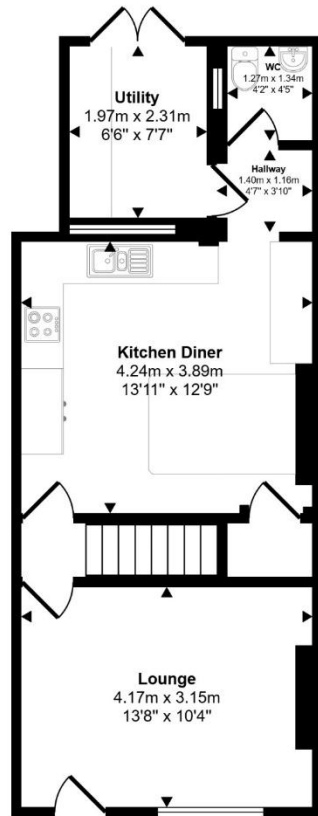
Bedroom Three 2.34m x 1.72m (7'8" x 5'7")

Family Bathroom 1.7m x 1.41m (5'7" x 4'7")

Garden Room 2.44m x 6.18m (8'0" x 20'4")

Garden Room 4.77m x 11.36m (15'7" x 37'4")

Approx Gross Internal Area
144 sq m / 1546 sq ft



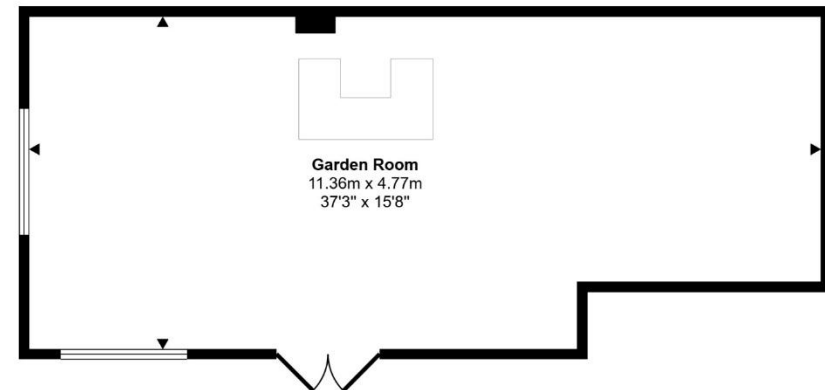
Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 34 sq m / 366 sq ft



Storage Room
Approx 15 sq m / 162 sq ft



Garden Room
Approx 51 sq m / 546 sq ft



SCAN ME

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 £55 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.