

 NEWTON
FALLOWELL

2 bed end of terrace house to buy in PE3

Tollgate, Bretton, Peterborough,
Cambridgeshire, PE3 9XB

£125,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ End of Terraced House
- ✓ TWO BEDROOMS
- ✓ Lounge & Kitchen Diner
- ✓ EPC Rating C

Garage parking

Garden

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This WELL-PRESENTED TWO BEDROOM END OF TERRACE HOUSE offers a comfortable and practical living environment, ideal for first-time buyers, small families, investors, or those looking to downsize.

Upon entering, you are welcomed into a spacious lounge, which provides a bright and versatile area for relaxation and entertaining, with a window to the front aspect allowing for ample natural light.

The lounge leads through to a kitchen diner, fitted with a range of wall and base units, integrated appliances (including oven and hob), and generous space for a dining table, making it perfect for family meals or hosting guests.

Upstairs, the property features two well-proportioned bedrooms, both offering built-in storage solutions and pleasant outlooks, ensuring restful and clutter-free spaces.

The family bathroom is situated on the first floor and comprises a contemporary suite with a bath and shower over, wash basin, and WC, finished with neutral tiling. Additional storage is available via a landing cupboard, ideal for linens or household essentials.

The property benefits from double glazing and gas central heating throughout, contributing to its EPC Rating C, which supports energy efficiency and lower running costs. Practical features include a private garage (providing secure storage or parking), as well as communal parking spaces for residents and visitors (subject to availability).

Offered with NO ONWARD CHAIN, this home presents a straightforward purchase opportunity.

EPC Rating: C

Lounge

4.22m x 3.64m

Kitchen Diner

4.22m x 2.66m

Bedroom 1

4.2m x 2.64m

Bedroom 2

2.72m x 1.83m

Bathroom

1.78m x 1.77m

Garage

5.17m x 2.49m

Ideally located close to local amenities, reputable schools, and transport links, the property ensures convenience for day-to-day living and easy commuting. Internal viewing is highly recommended to appreciate the quality, layout, and potential of this attractive end of terrace house.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: End of terrace house

USPs: Garden, Chain free

Parking: Garage, Communal

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

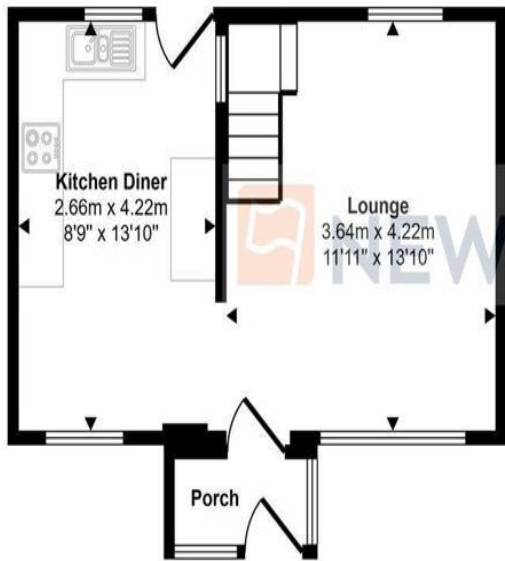
Water meter: Yes

Sewerage: Standard UK domestic

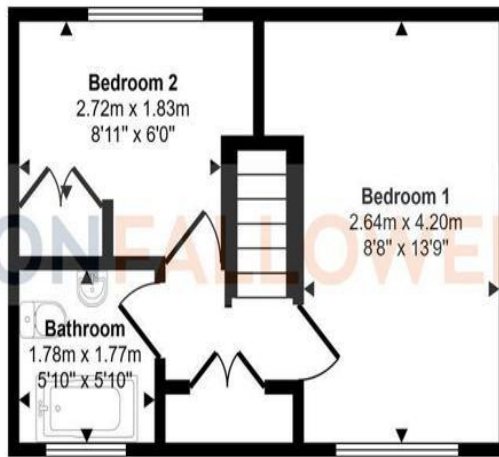
Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 28 sq m / 296 sq ft



Garage
Approx 13 sq m / 139 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tollgate, Bretton, Peterborough, Cambridgeshire, PE3 9XB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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