

Newton Fallowell Market Deeping
£155,000 Freehold

Newton Fallowell, 3 Bridge Foot - PE6 8AA

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6 Anson Court

Market Deeping, Peterborough

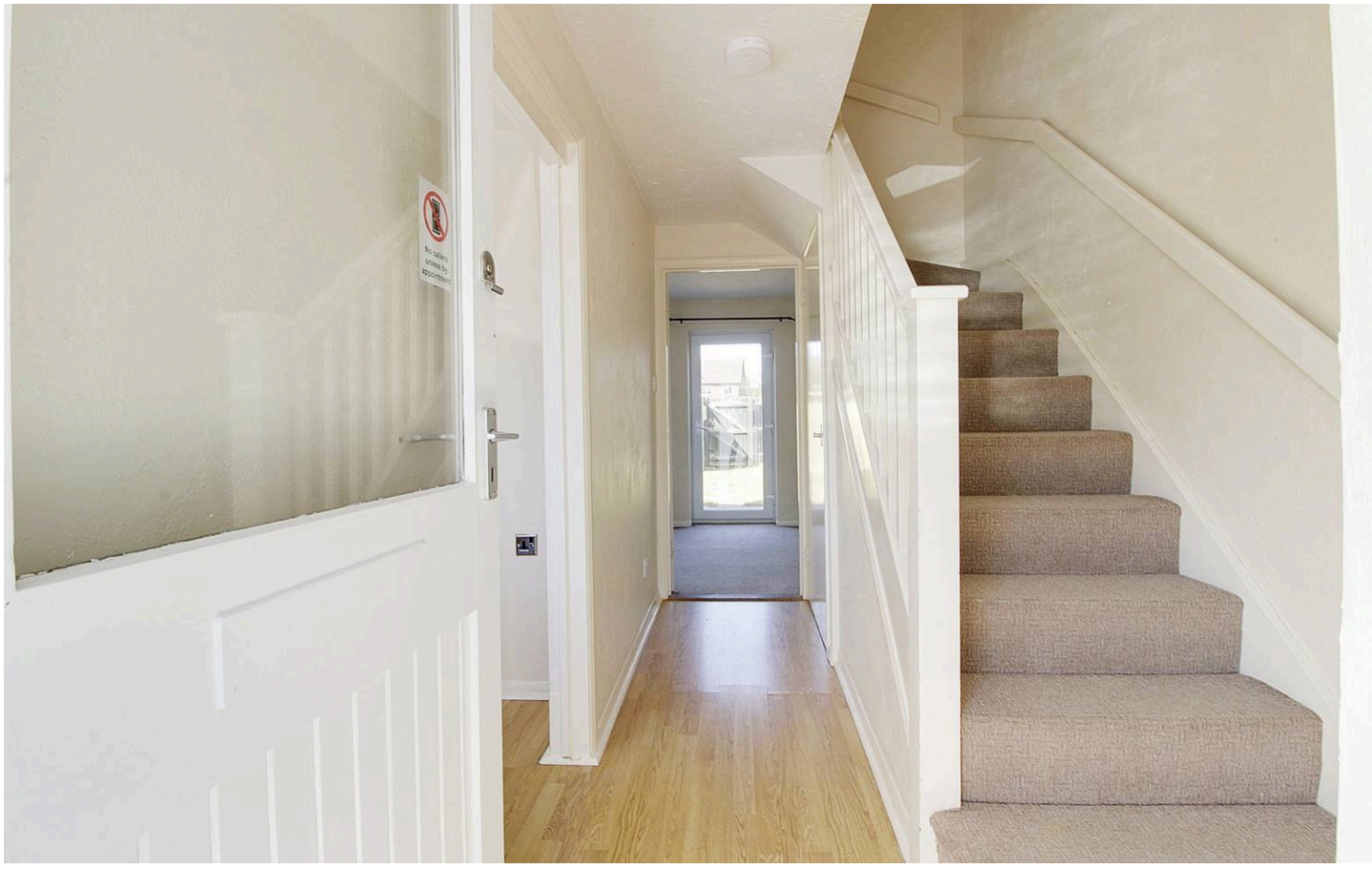
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- EPC rating B
- 2 Bedroom terraced house
- Entrance porch
- Lounge / diner
- First floor bathroom
- PVCu double glazing
- Solar panels & electric heating
- Parking to the front
- Enclosed rear garden







Solar Panels
The solar panels are owned and not leased. In terms of generation and export, over the last 3 years there have been income payments totaling £3,841.76, an average of £1280.59 per annum.

Entrance Porch
With handy internal store cupboard with power points and electric fuse board. Door to:

Entrance Hall
With laminate wood flooring, stairs to first floor, under stair cupboard. Doors to:

Kitchen
8' 0" x 6' 11" (2.43m x 2.10m)
Fitted with a range of base and eye level units with work top over, stainless steel sink with mixer tap, space for cooker, space for under counter appliances. PVCu double glazed window to the front. Serving arch to lounge / diner.

Lounge / Diner
14' 7" x 12' 4" (4.45m x 3.75m)
L shaped room with space for dining and seating. PVCu double glazed door and window to the rear, electric storage heater.

First Floor Landing
Storage cupboard with hot water tank. Doors to:

Bedroom 1
14' 7" x 8' 2" (4.44m x 2.48m)
Two PVCu double glazed windows to the rear, wall mounted electric heater.

Bedroom 2
11' 5" x 7' 2" (3.48m x 2.18m)
PVCu double glazed window to the front, wall mounted electric heater.







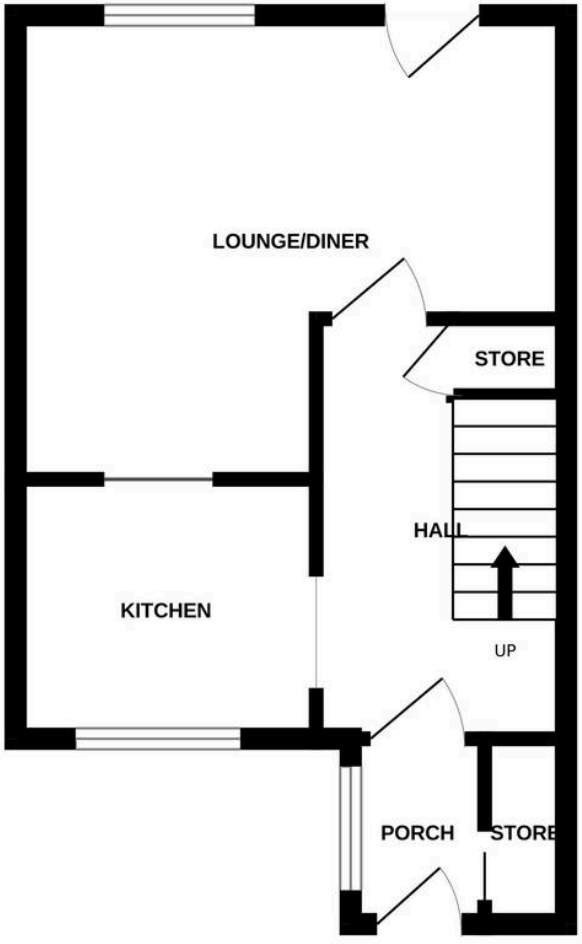
Bathroom
7' 0" x 5' 6" (2.14m x 1.68m)
Fitted with a three piece suite comprising of a bath with electric shower over, low level WC and wash basin. Heated towel rail, PVCu double glazed window to the rear.

Outside
There is space for off road parking to the front of the property and the rear garden is mainly laid to lawn with a patio seating area, handy storage shed and a pedestrian gate to the rear.

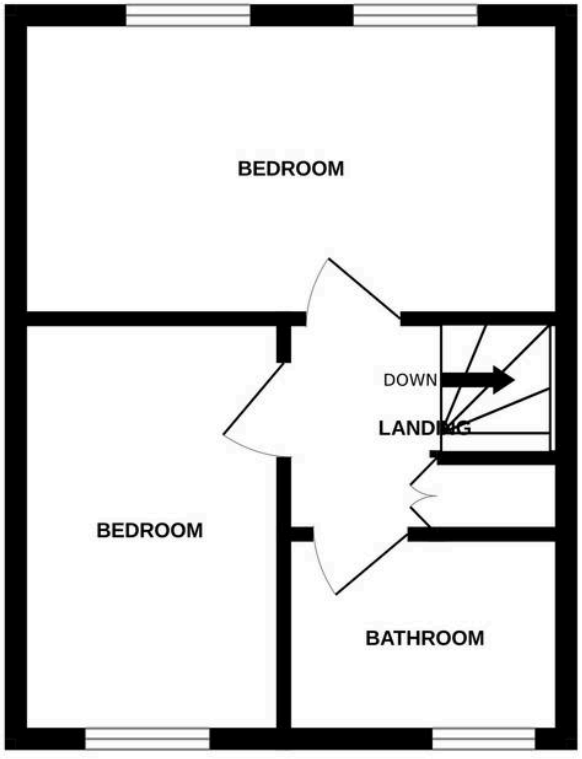
Anti-Money Laundering Requirements
By law HMRC require us to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly,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