





# welcome to

# **Moresby Way, Peterborough**

Comprises Living Dining Room, modern Kitchen, Cloak Room, and family Bathroom. Allocated Parking to the front and enclosed Rear Garden. Hempstead is well supported with Shops Schools and amenities, Bus route to Peterborough City, easy access to A1 / A14 and nice Dog walks in the local Country Park.













## Hall Way Kitchen

Modern wall and base units, gas hob electric oven, plumbing for washer

# **Living Dining Room**

Patio door access to the rear garden, store cupboard

#### **Cloak Room**

W/C and Basin

#### **Bedroom 1**

Double

## **Bedroom 2**

Double

#### **Bathroom**

3 piece with shower over, part tiled

#### Outside

Allocated parking and space for visitor parking to the front. No GARAGE, Enclosed Rear Garden with Patio and Lawn area.





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# Moresby Way, Peterborough

- Well presented, Modern two Double Bedroom Home, No Forward Chain
- Living Dining Room, patio doors to Rear Garden
- Ideal for 1st time Buyer or Buy to Let investor (EPC, EICR and Gas safety in place)
- Drive way parking to the front
- Enclosed rear Garden with extended patio area

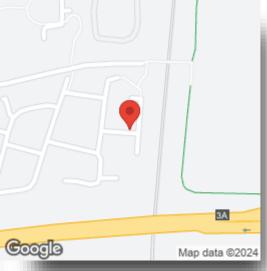
Tenure: Freehold EPC Rating: C

offers over

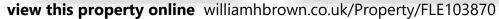
£190,000





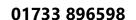


Please note the marker reflects the postcode not the actual property





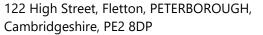
Property Ref: FLE103870 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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