



Hallcroft Road, Whittlesey, Peterborough, PE7 1LP

welcome to

Hallcroft Road, Whittlesey, Peterborough

William H Brown is pleased to offer this charming two bedroom semi-detached property in the popular Whittlesey location.

Beautiful, full of character and ready to move in, this lovely family home is a perfect purchase for first time buyers, someone who looking to downsize or as an investment.





Lounge/Diner
26' 1" x 10' 1" (7.95m x 3.07m)

Kitchen
11' 1" x 9' 7" (3.38m x 2.92m)

Bathroom

Landing

Bedroom One
11' 9" x 11' 1" (3.58m x 3.38m)

Bedroom Two
9' 7" x 8' 9" (2.92m x 2.67m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hallcroft Road, Whittlesey, Peterborough

- SEMI-DETACHED HOME
- SPECIOUS OPEN PLAN LOUNGE/DINER
- MODERN KITCHEN
- TWO BEDROOMS
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104093



Property Ref:
FLE104093 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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