



Glebe Road, Peterborough PE2 8BG



welcome to

Glebe Road, Peterborough

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- 22FT LONG KITCHEN DINER
- UTILITY ROOM
- FRONT AND REAR GARDEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000

view this property online williamhbrown.co.uk/Property/FLE104113



Property Ref:

FLE104113 - 0013

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.

*****DON'T MISS OUT*****

William H Brown is pleased to present this unique and full of character Ground Floor Apartment which is located in the sought after area of Old Fletton. This property is close to local schools, amenities and within walking distance of the City Centre.

This property is perfect for commuters, being within walking distance of Peterborough train station with direct trains to London Kings Cross.

There is also easy access to the A1.

This apartment comprises of Entrance Porch, 22 ft long Kitchen/Diner, Utility, Spacious Lounge, Bedroom with bay window and Bathroom.

On the outside there is a front garden, enclosed rear garden and on street parking.

There is no onward chain and an opportunity to purchase with the first floor flat as freehold.

Please contact William H Brown now for more details on 01733 896598!

Entrance Hall

Kitchen/Diner

22' 4" x 9' 7" (6.81m x 2.92m)

Utility

7' 5" x 6' 3" (2.26m x 1.91m)

Lounge

15' x 13' 6" (4.57m x 4.11m)

Bedroom

12' 4" x 11' 4" (3.76m x 3.45m)

Bathroom



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