

**Princes Road, PETERBOROUGH PE2 8ED** 

william h brown

# welcome to

# **Princes Road, PETERBOROUGH**

Established three bedroom mid-terraced located off the infamous Fletton High Street. This property offers; three bedrooms, lounge, diner, kitchen, downstairs wc and bathroom. There is currently a tenant in situ and viewing are strongly recommended!!!















Total floor area 91.7 m² (987 sq.ft.) approx

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

### Lounge

11' 9" x 12' ( 3.58m x 3.66m )

## **Dining Room**

12' x 12' (3.66m x 3.66m)

#### Kitchen

11' 5" x 7' 2" ( 3.48m x 2.18m )

#### **Downstairs Wc**

**Bathroom** 

### Landing

#### **Bedroom One**

13' 9" x 12' 1" ( 4.19m x 3.68m )

### **Bedroom Two**

13' 8" x 12' (4.17m x 3.66m)

### **Bedroom Three**

11' 4" x 7' 2" ( 3.45m x 2.18m )

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# **Princes Road, PETERBOROUGH**

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- **GOOD-SIZED GARDEN**
- **GREAT INVESTMENT OPPORTUNITY**
- **CURRENT TENANT IN SITU**

Tenure: Freehold EPC Rating: E

Council Tax Band: A

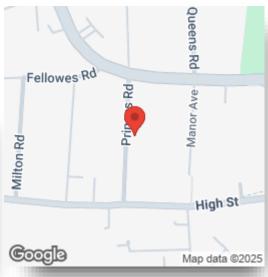
offers in excess of

£180,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/FLE104317



Property Ref: FLE104317 - 0008

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 quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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