



Candy Street, Peterborough PE2 9RE

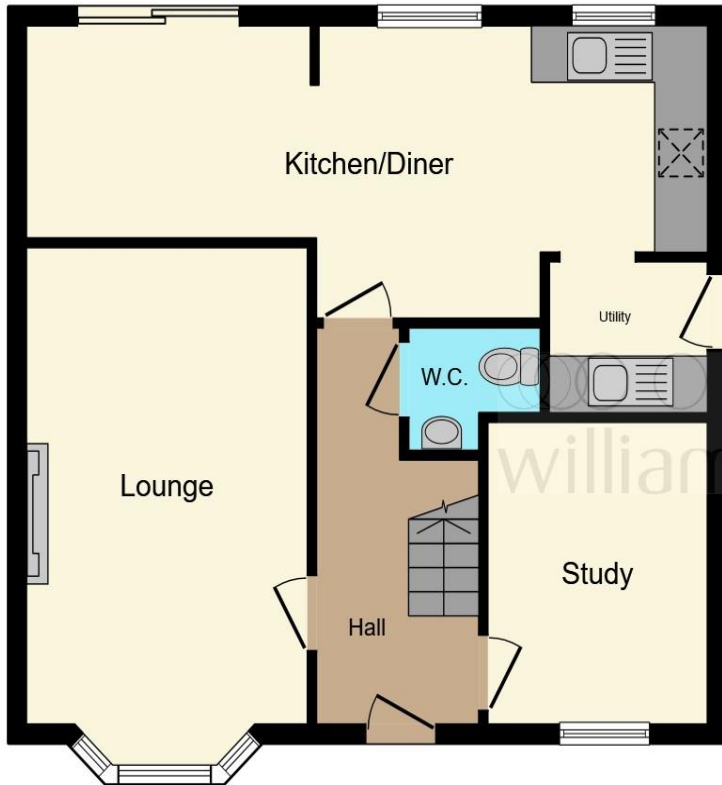
welcome to

Candy Street, Peterborough

*****SOLD WITH NO CHAIN***** William H Brown is pleased to offer to the market this 4-bedroom detached house on Candy Street, Peterborough. The property offers a well-adapted layout, offering comfortable accommodation supporting a wide array of individual or collective family activities. This property has accommodation briefly comprising; on the ground floor the front door opens on to a well-sized entrance way with doors leading into a spacious living/dining. Straight ahead there is a kitchen that is fully equipped with fittings including mounted units and contemporary work surfaces benefitting from integrated appliances, there is also a study perfect for working from home. This property also has the added benefit of a utility room and a downstairs W/C. On the first floor there is a spacious master bedroom that benefits from built in wardrobes and an en-suite with a separate shower cubicle and an additional 3 double bedrooms. There is also a family bathroom comprised of a modern 3-piece suite.

Externally to the rear there is a garage and off road parking, there is also a low maintenance rear garden with a patio perfect for hosting. The property also benefits from solar panels which we have been advised are on a lease agreement. Located in less than a 3-mile drive is Peterborough City Centre, Railway Station and Fitzwilliam Hospital.





Ground Floor



First Floor

Entrance Hall

Lounge

16' 7" x 10' 6" (5.05m x 3.20m)

Study

10' 5" x 8' 2" (3.17m x 2.49m)

Kitchen

14' 8" x 7' 7" (4.47m x 2.31m)

Dining Room

10' 6" x 7' 3" (3.20m x 2.21m)

Utility

5' 1" x 6' 1" (1.55m x 1.85m)

Wc

Bedroom One

10' x 13' 4" (3.05m x 4.06m)

Bedroom Two

9' x 11' 9" (2.74m x 3.58m)

Bedroom Three

11' 1" x 8' 2" (3.38m x 2.49m)

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)

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

Candy Street, Peterborough

- Detached house
- Four bedrooms
- Freehold
- Council Tax Band D
- No onward chain

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104366



Property Ref:
FLE104366 - 0010

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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