



**The Dell, Peterborough, PE2 9QE**



**welcome to**

## **The Dell, Peterborough**

- END-TERRACED FAMILY HOME
- THREE BEDROOM
- SPACIOUS KITCHEN/DINER
- LOW MAINTAIN REAR GARDEN
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

offers over

**£200,000**

**\*\*\*ATTENTION INVESTORS AND FIRST TIME BUYERS\*\*\***

William H Brown is pleased to present this three bedroom end-terraced family home located within close link to Peterborough City Centre and Train Station as well as local schools and amenities.

This lovely home comprises of entrance hall, good size kitchen/diner, WC, Lounge and utility room at the ground floor. Three bedrooms and a family bathroom to the first floor.

On the outside there is a low maintain enclosed rear garden.

Please call William H Brown now to arrange the viewing on 01733896598!

### **Entrance Hall**

### **Kitchen/Diner**

15' 8" x 11' 6" ( 4.78m x 3.51m )

### **Lounge**

17' 8" x 10' 5" ( 5.38m x 3.17m )

### **Utility**

8' 6" x 6' 9" ( 2.59m x 2.06m )

### **Landing**

### **Bedroom One**

11' 8" x 11' 5" ( 3.56m x 3.48m )

### **Bedroom Two**

14' 1" x 8' 1" ( 4.29m x 2.46m )

### **Bedroom Three**

9' 1" x 8' 7" ( 2.77m x 2.62m )

### **Family Bathroom**

**view this property online** [williamhbrown.co.uk/Property/FLE104421](http://williamhbrown.co.uk/Property/FLE104421)



**Property Ref:**

FLE104421 - 0002

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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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