

**Queens Road, Peterborough, PE2 8BS** 

## welcome to

# **Queens Road, Peterborough**

- SOLD WITH NO CHAIN
- SEMI-DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£245,000

### \*\*\*SOLD WITH NO CHAIN\*\*\*

William H Brown is pleased to offer this lovely three bedroom semi-detached family home in popular Fletton area.

Ideal for first time buyers or investors, this property comprises of entrance hall, lounge, kitchen/diner and a family room at the ground floor. Three bedrooms and family bathroom to the first floor.

On the outside there is a small garden and off road parking for one car to the front of the property and enclosed garden mainly laid to lawn to the rear. This perfect family home is located within close link to Peterborough City Centre and Train Station as well as local schools and amenities. Please call William H Brown now to arrange the viewing on 01733 896598!

**Entrance Hall** 

Lounge

15' 6" x 9' 9" ( 4.72m x 2.97m )

Kitchen/Diner

16' 2" x 8' 7" ( 4.93m x 2.62m )

**Family Room** 

10' 1" x 9' 3" ( 3.07m x 2.82m )

Landing

**Bedroom One** 

14' 4" x 9' (4.37m x 2.74m)

**Bedroom Two** 

10' x 9' 1" ( 3.05m x 2.77m )

**Bedroom Three** 

8' 1" x 6' 9" ( 2.46m x 2.06m )

**Family Bathroom** 

# view this property online williamhbrown.co.uk/Property/FLE103931



Property Ref: FLE103931 - 0003 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

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