



Emperor Way, Peterborough PE2 9FE

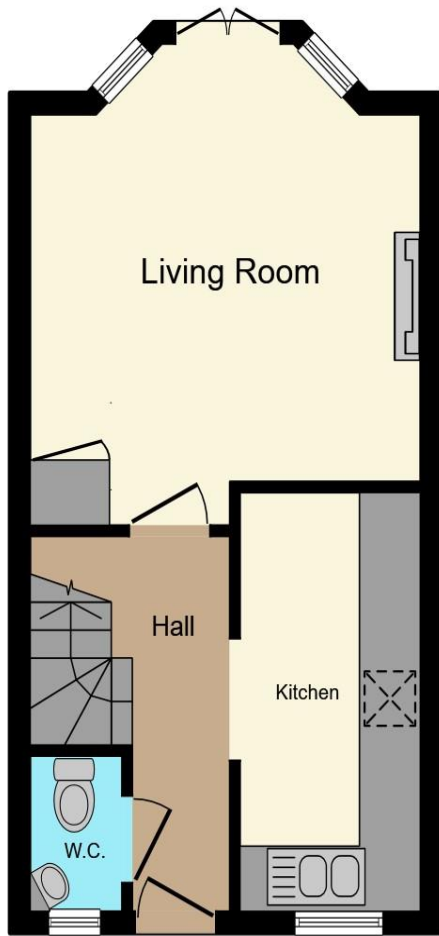


welcome to

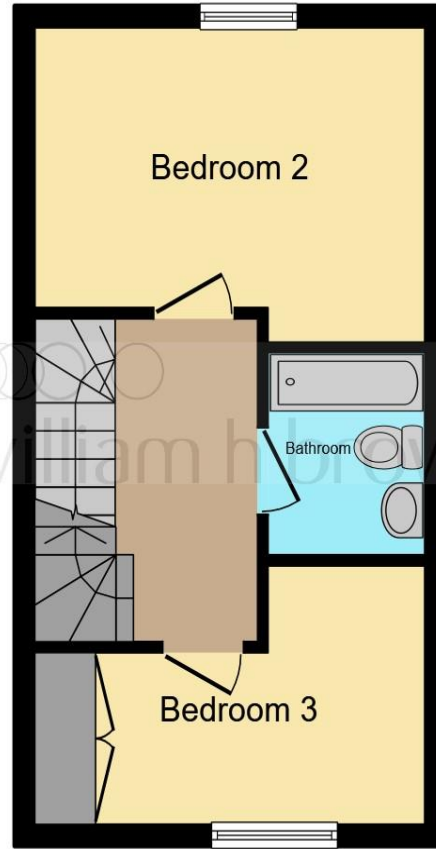
Emperor Way, Peterborough

William H Brown is please to offer this Spacious Modern Three Storey Family Home which is set back in a corner and from the main road, briefly comprises of Main Entrance Hall with access to, Two Piece Downstairs Stairs Cloakroom, Fitted Kitchen with fitted base and eye level units, worktop space, single drainer sink unit, built-in four ring gas hob, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, Lounge/Diner had a under stairs storage cupboard, French doors opening out onto the rear garden. First Floor Landing with doors to the Two Bedrooms, Three Piece Family Bathroom and stairs to, Second Floor Landing with built-in airing cupboard and door to, Master Bedroom with a door to the Three Piece En-suite Shower Room. Outside frontage open plan, driveway providing off road parking and leads to the single garage with a metal up and over door, light and power connected, rear garden is enclosed laid mainly to lawn with a paved patio seating area.





Ground Floor



First Floor



Second Floor

Entrance Hall

Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Lounge/Diner

12' 6" x 11' 6" (3.81m x 3.51m)

WC

Landing

Bedroom Two

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)

Bathroom

Master Bedroom

9' 3" x 8' 1" (2.82m x 2.46m)

En-Suite

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

Emperor Way, Peterborough

- TOWNHOUSE
- THREE BEDROOMS
- EN-SUITE TO THE MASTER
- PRIVATE GARDEN
- GARAGE AND DRIVE

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104360



Property Ref:
FLE104360 - 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 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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