



Queens Road, Peterborough PE2 8BP

welcome to

Queens Road, Peterborough

William H Brown is pleased to offer this traditional bay window home that with approx 1/3 of an acre of the land to the back currently used for animal kennels. This lovely family home briefly comprises of lounge, dining room, kitchen and a family bathroom on the ground floor. Two double bedrooms and family bathroom on the first floor. On the outside there is utility area and wc. Good size plot with several outbuilding and currently used as kennels but can be used as workshop space as it has electric. This property is located within close link to Peterborough city centre and train station as well as local schools and amenities.





Ground Floor



First Floor

Lounge

12' 4" x 11' (3.76m x 3.35m)

Dining Room

12' 2" x 10' 8" (3.71m x 3.25m)

Kitchen

Landing

Bedroom One

16' x 11' 4" (4.88m x 3.45m)

Bedroom Two

12' 4" x 12' 1" (3.76m x 3.68m)

Family Bathroom

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

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Queens Road, Peterborough

- APPROXIMATE 1/3 OF AN ACRE LAND
- CURRENTLY USED AS KENNELS
- GOOD SIZE OUTBUILDING
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

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

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104031



Property Ref:
FLE104031 - 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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