



High Street, Peterborough PE2 8DT

welcome to

High Street, Peterborough

William H Brown is pleased to offer this two bedroom home situated close to local amenities and has good access to the town centre. Internally there are two double bedrooms one with an en-suite, two reception rooms, kitchen and bathroom. Outside is a good size rear garden. The double glazed front door leads into the lounge which has a radiator and double glazed window. The inner hallway has the stairs to first floor landing and leads to the dining room which has radiator and double glazed doors out to the rear. Off the dining room is modern kitchen with base and wall mounted units and a cooker. The bathroom was recently renovated as well and consists of a bath, low level WC, pedestal wash hand basin, radiator and double glazed window. The first floor landing gives access to both bedrooms which have radiators and double glazed windows. The en suite has a shower cubicle, low level WC, wash hand basin, radiator and double glazed window. Outside a patio leads to the lawn and there is gated side access.





Lounge
12' 5" x 10' 1" (3.78m x 3.07m)

Dining Room
12' 5" x 10' 2" (3.78m x 3.10m)

Kitchen
9' 3" x 7' 4" (2.82m x 2.24m)

Bathroom

Landing

Bedroom One
12' 2" x 10' 4" (3.71m x 3.15m)

En-Suite

Bedroom Two
12' 2" x 9' 9" (3.71m x 2.97m)

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

High Street, Peterborough

- TWO BEDROOM HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND BATHROOM
- GOOD SIZE GARDEN
- CLOSE TO LOCAL AMENITIES AS WELL AS PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104562



Property Ref:
FLE104562 - 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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