

Hudson Grove, Peterborough PE7 0LT

welcome to

Hudson Grove, Peterborough

- Entrance Hall, Downstairs WC
- Kitchen / Diner
- 22' Lounge
- Three Bedrooms
- Ensuite & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000





Downstairs Wc

Kitchen / Diner

15' 10" x 9' 8" MAX (4.83m x 2.95m MAX)

Lounge

9' 11" x 22' 2" (3.02m x 6.76m)

First Floor Landing

Bedroom 1

9' 9" x 9' 11" (2.97m x 3.02m)

Ensuite

Bedroom 2

9' 1" MAX x 9' 11" MAX (2.77m MAX x 3.02m MAX)

Bedroom 3

6' 5" x 10' 7" (1.96m x 3.23m)

Family Bathroom

Outside The Property

A well-presented home which is set in a pleasant location in a well regarded area within Peterborough. This property offers spacious accommodation with the benefits including an ensuite to master, downstairs wc and a garage. This home must be viewed to appreciate and early viewings are recommended as it could make a great first time purchase!

view this property online williamhbrown.co.uk/Property/FLE104647



Property Ref: FLE104647 - 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.

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