



**115 Peverel Road, Cambridge CB5 8RN**

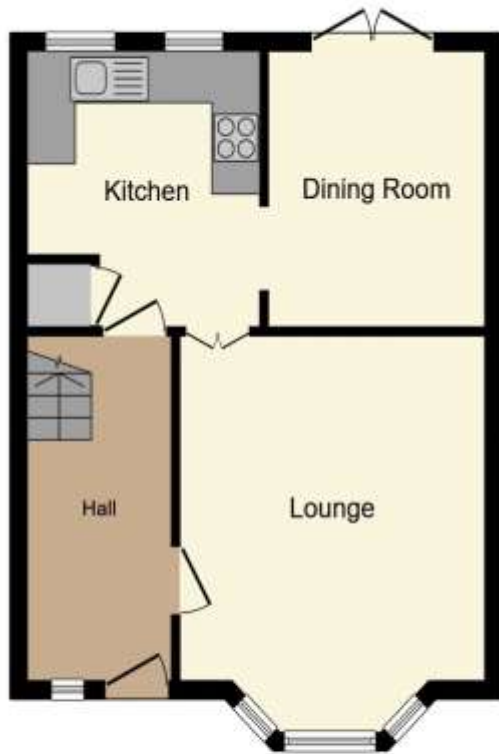
**welcome to**

**Peveler Road, Cambridge**

Found in the highly desired area of Cambridge, this four bedroom family home is a MUST SEE! Benefiting from a great amount of space throughout, this property boasts a GREAT SIZE rear garden! Approx. 3 miles from the nearest train station, this property is perfect for a growing or established family.



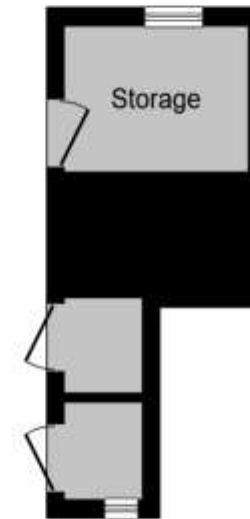




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Lounge**

12' 11" Not into bay window x 12' 7" Max ( 3.94m Not into bay window x 3.84m Max )

**Kitchen**

10' 7" x 9' 7" ( 3.23m x 2.92m )

**Dining Room**

10' 5" x 9' ( 3.17m x 2.74m )

**Landing**

**Bedroom One**

12' 11" Max x 11' 5" Max ( 3.94m Max x 3.48m Max )

**Bedroom Two**

13' x 10' 9" Not into recess ( 3.96m x 3.28m Not into recess )

**Bedroom Three**

10' 4" x 6' 10" ( 3.15m x 2.08m )

**Bedroom Four**

9' x 7' 6" ( 2.74m x 2.29m )

**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](http://www.focalagent.com)

welcome to

## Peveler Road, Cambridge

- Highly sought after location
- Great size rear garden
- Four bedrooms
- Perfect for a growing or established family
- Additional reception room

Tenure: Freehold EPC Rating: D

Agents note: Non traditional construction - 'Laing Easiform' (concrete construction) previously mortgaged.

offers in the region of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ELY109164](http://williamhbrown.co.uk/Property/ELY109164)



Property Ref:  
ELY109164 - 0006

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



**01533 663311**



[ely@williamhbrown.co.uk](mailto:ely@williamhbrown.co.uk)



6 Forehill, ELY, Cambridgeshire, CB7 4AF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**