



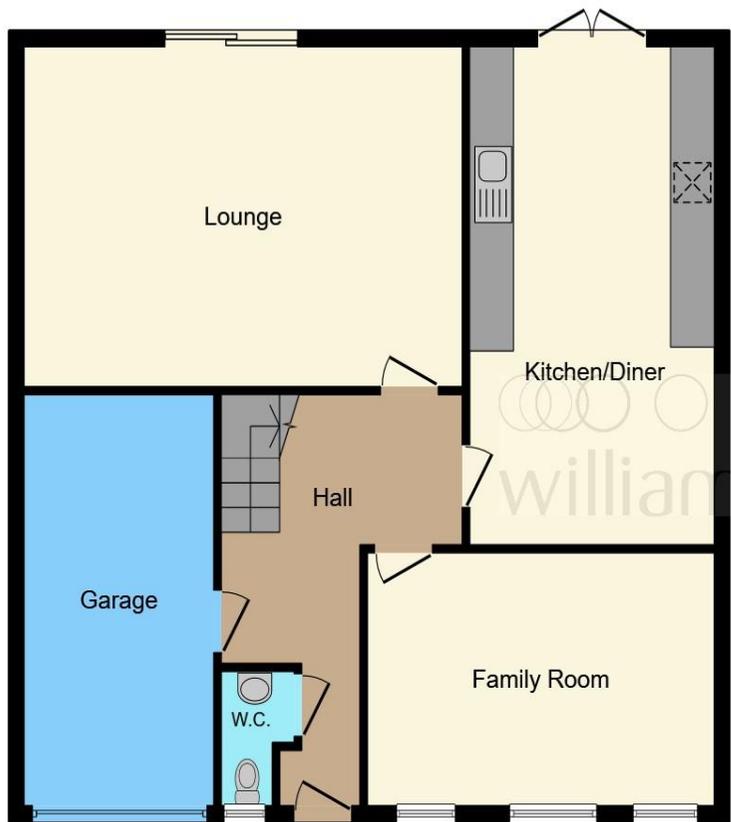
Muswell Road, Peterborough PE3 9EF

welcome to

Muswell Road, Peterborough

Pleased to offer this extended Four double Bedroom semi-detached house in West Town, The property boasts TWO LARGE RECEPTION ROOMS, KITCHEN DINER, CLOAKROOM, Hallway with access to the GARAGE. To the first floor is the FAMILY BATHROOM and FOUR LARGE BEDROOMS and landing with airing cupboard. To the front of the property is AMPLE DRIVEWAY PARKING and SINGLE GARAGE with electrics. Good size rear garden. With NO FORWARD CHAIN, viewings highly recommended.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Bedroom Five / Reception

19' 3" x 14' 5" (5.87m x 4.39m)

Reception Two

16' 1" x 11' 2" (4.90m x 3.40m)

Kitchen / Diner

20' 8" x 11' (6.30m x 3.35m)

First Floor And Landing

Bedroom One

19' 6" x 14' 5" (5.94m x 4.39m)

Bedroom Two

17' x 8' 5" (5.18m x 2.57m)

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m)

Bedroom Four

11' 2" x 11' (3.40m x 3.35m)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Muswell Road, Peterborough

- SEMI DETACHED HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING

Tenure: Freehold EPC Rating: D

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG119629



Property Ref:
PCG119629 - 0013

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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