





welcome to

Lyvelly Gardens, Peterborough

This is a DECEPTIVELY SPACIOUS WELL PRESENTED FAMILY HOME. Ready to move in and good layout over three floors. Briefly comprises ENTRANCE HALL, CLOAKROOM, LOUNGE/DINER, KITCHEN & CONSERVATORY to the ground floor. TWO BEDROOMS, DRESSING AREA BATHROOM to the first floor. BEDROOM ONE and EN-SUITE to the second floor. Outside benefits from a LARGE DRIVEWAY leading to a SINGLE GARAGE and to the rear has a easy to maintain enclosed garden.















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.

Entrance Hall

11' 5" x 3' 9" (3.48m x 1.14m)

Cloakroom

6' 10" x 3' (2.08m x 0.91m)

Cloakroom

11' 5" x 8' 6" (3.48m x 2.59m)

Living Room

15' 11" x 15' 4" (4.85m x 4.67m)

First Floor And Landing

Bedroom Two

15' 11" x 8' (4.85m x 2.44m)

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

Dressing Area

7' 1" x 6' 3" (2.16m x 1.91m)

Family Bathroom

8' 6" x 6' 8" (2.59m x 2.03m)

Second Floor And Landing

Bedroom One

15' 11" x 13' 7" (4.85m x 4.14m)

En-Suite

9' 1" x 7' (2.77m x 2.13m)

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- REDUCED TO £280,000
- SEMI DETACHED HOME
- THREE BEDROOMS
- EN-SUITE
- CONSERVATORY
- CLOAKROOM
- LOUNGE/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

£280,000

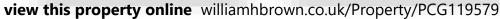








Please note the marker reflects the postcode not the actual property





Property Ref: PCG119579 - 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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