



Daffodil Grove, Peterborough PE2 8HT

welcome to

Daffodil Grove, Peterborough

All First Time or Investor Buyers this well presented MID TERRACED HOME which is being sold with NO UPWARD CHAIN and located in the very popular area of Stanground has come available onto the market. The accommodation comprises of RECEPTION / DINING AREA with stairs to the first floor landing, doors to the 17'5" LONG LOUNGE with UPVC double glazed sliding doors to the rear garden, the FITTED KITCHEN has a range of wall and base units, built-in gas hob and an electric oven, plumbing for dishwasher and washing machine. First Floor Landing has doors to the THREE BEDROOMS and to the fitted three piece FAMILY BATHROOM. Outside front garden is open plan, door to the communal covered passage way gives you access to the ENCLOSED REAR GARDEN with Pergola, Olive Grape and Cherry Trees, lawn and a good sized paved patio seating area.





Ground Floor



First Floor

Reception Area/Dining Area

12' max x 8' 4" max (3.66m max x 2.54m max)

Lounge

17' 5" x 11' 6" (5.31m x 3.51m)

Fitted Kitchen

12' x 8' 7" (3.66m x 2.62m)

First Floor And Landing

Bedroom One

11' 7" max x 9' 9" max (3.53m max x 2.97m max)

Bedroom Two

11' 5" max x 9' 1" max (3.48m max x 2.77m max)

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Family Bathroom

10' 3" max x 5' 4" max (3.12m max x 1.63m max)

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

Daffodil Grove, Peterborough

- Established Terrace Home
- Three Bedrooms
- Dining Area
- 17'5" Long Lounge
- Established Enclosed Rear Garden
- No Upward Chain
- Ideal First Time Home/Investment

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG119480](https://www.williamhbrown.co.uk/Property/PCG119480)



Property Ref:
PCG119480 - 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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)