



Houghton Avenue, Peterborough PE2 8UR

welcome to

Houghton Avenue, Peterborough

NO CHAIN! WELL PRESENTED. FOUR BEDROOM DETACHED FAMILY HOME situated on the PARK FARM DEVELOPMENT. The accommodation comprises ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, STUDY, UTILITY, INTEGRAL GARAGE, CONSERVATORY & CLOAKROOM. The first floor and landing leads to the MAIN BEDROOM with EN-SUITE, THREE FURTHER BEDROOMS & FAMILY BATHROOM. Outside to the front is DRIVEWAY PARKING and to the rear is a WELL PRESENTED GARDEN is LAID TO LAWN with PATIO SEATING AREA, SHED WITH POWER and SUMMER HOUSE. Must view to fully appreciate.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

19' 3" x 12' 1" (5.87m x 3.68m)

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Conservatory

15' 11" x 11' 10" (4.85m x 3.61m)

Kitchen/dining Room

13' 1" x 10' 4" (3.99m x 3.15m)

Integral Garage

17' 1" x 8' 10" (5.21m x 2.69m)

First Floor And Landing

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

En-Suite

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)

Bedroom Three

11' 2" x 9' (3.40m x 2.74m)

Bedroom Four

11' 8" x 7' 6" (3.56m x 2.29m)

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.

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Houghton Avenue, Peterborough

- Detached
- Four Bedrooms & En-Suite
- Cloakroom
- Two Receptions
- Conservatory
- Integral Garage
- Cul-De-Sac
- No Chain

Tenure: Freehold EPC Rating: C

£360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120132



Property Ref:
PCG120132 - 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.

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