



Brownlow Road, Peterborough PE1 3PN

welcome to

Brownlow Road, Peterborough

WOW what a great opportunity to buy this SPACIOUS SEMI DETACHED FAMILY HOME located in a very popular part of Peterborough which is located close to local schools and amenities, in brief the accommodation comprises of ENTRANCE HALL with stairs to the first floor landing and has doors to LOUNGE/DINER with a bay window to the front and a bay window to the side, KITCHEN/BREAKFAST ROOM has a fitted breakfast-bar, built-in double oven, five ring gas hob with extractor over, fitted base and eye level units and a stainless steel one and a bowl sink unit, UTILITY ROOM with door giving access into the DOWNSTAIRS CLOAKROOM and finally the Pvcu double glazed CONSERVATORY with a sliding door giving access into the rear garden. First Floor Landing with doors to the THREE BEDROOMS, OFFICE and to the three piece FAMILY BATHROOM. Outside to the front and side the driveway provides ample Off Parking and leads to the over sized GARAGE with light and power, gated access and into the rear garden which is laid mainly to lawn, raised wooden decked patio seating area and has a courtesy door giving access into the workshop which is behind the garage.





Ground Floor



First Floor

Entrance Hall

Lounge/diner

24' 4" max x 11' 4" max (7.42m max x 3.45m max)

Kitchen/breakfast Room

15' 1" x 9' 9" (4.60m x 2.97m)

Utility Room

5' 2" x 4' 7" (1.57m x 1.40m)

Downstairs Cloakroom

5' 9" x 2' 8" (1.75m x 0.81m)

Conservatory

10' 9" x 9' 8" (3.28m x 2.95m)

First Floor And Landing

Bedroom One

15' 1" max x 10' 1" max (4.60m max x 3.07m max)

Bedroom Two

13' 4" max x 11' 5" max (4.06m max x 3.48m max)

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)

Office

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Family Bathroom

7' 9" max x 4' 7" max (2.36m max x 1.40m 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.

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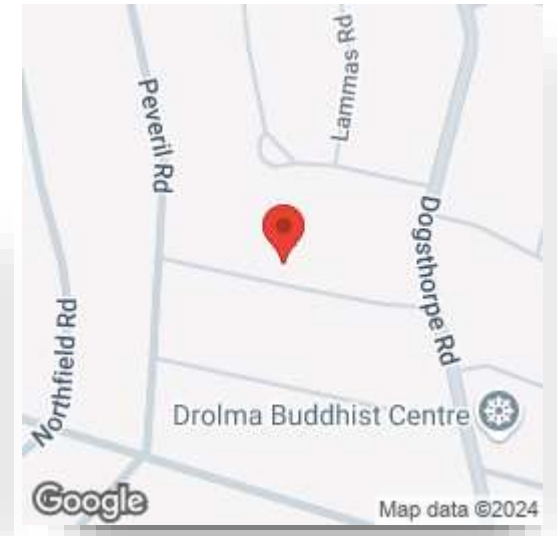
Brownlow Road, Peterborough

- Established Semi-Detached Home
- Three Bedrooms & Office
- 24'4"max Long Lounge/Diner
- 15'1"max Long kitchen/Breakfast Room
- Conservatory
- Downstairs Cloakroom
- Ample Off Road Parking
- Over Sized Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120558



Property Ref:
PCG120558 - 0017

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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