



Coniston Road, PETERBOROUGH PE4 7GU

welcome to

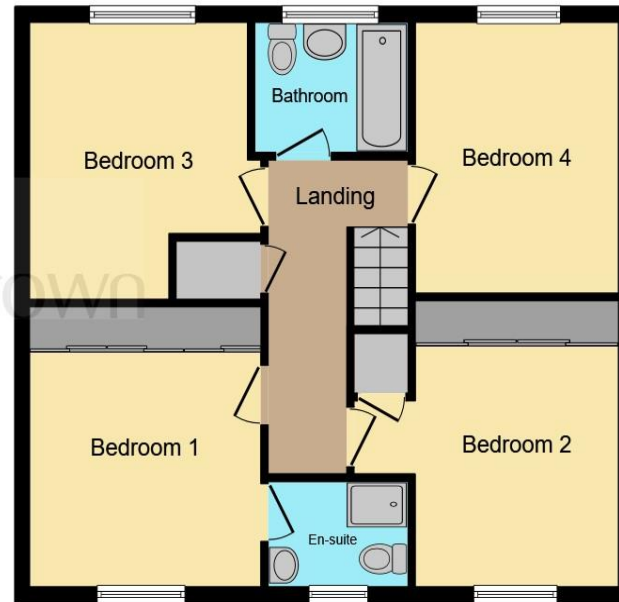
Coniston Road, PETERBOROUGH

This is a fantastic opportunity to purchase the FOUR BEDROOM DETACHED FAMILY HOME. Well maintained throughout, the property briefly comprises ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, UTILITY and CONSERVATORY to the ground floor. The first floor boasts of FOUR BEDROOMS, EN-SUITE and FAMILY BATHROOM. Situated on a large plot the property benefits from a good sized enclosed garden to the rear, front garden area, AMPLE OFF ROAD PARKING with a DOUBLE GARAGE. The property is also within close proximity to Norwood Primary School. To fully appreciate what the property has to offer, viewings are highly recommended.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

14' 1" x 11' 5" (4.29m x 3.48m)

Dining Room

Kitchen

10' 6" x 10' 2" (3.20m x 3.10m)

Utility

10' 4" x 5' 4" (3.15m x 1.63m)

Conservatory

10' 4" x 9' 8" (3.15m x 2.95m)

First Floor And Landing

Bedroom One

13' 10" x 10' 7" (4.22m x 3.23m)

En-Suite

6' 6" x 4' 6" (1.98m x 1.37m)

Bedroom Two

13' 6" x 12' 3" (4.11m x 3.73m)

Bedroom Three

11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom Four

12' 1" x 8' 9" (3.68m x 2.67m)

Family Bathroom

7' 3" x 5' 4" (2.21m x 1.63m)

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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Coniston Road, PETERBOROUGH

- Four Bedrooms
- Detached
- En-suite
- Double Garage
- Two Receptions
- Cloakroom
- Utility

Tenure: Freehold EPC Rating: D

£380,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120523



Property Ref:
PCG120523 - 0011

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