



Ascot Drive, Peterborough PE1 4EA

welcome to

Ascot Drive, Peterborough

NO ONWARD CHAIN! This is a superb opportunity to purchase with FOUR BEDROOM DETACHED FAMILY HOME which offers itself in excellent condition, well maintained throughout and ready to move in. The property briefly comprises ENTRANCE HALL, CLOAKROOM/UTILITY, LARGE LOUNGE, DOWNSTAIRS BEDROOM with EN-SUITE SHOWER ROOM, KITCHEN/DINER, further RECEPTION ROOM (family room or snug), CONSERVATORY and access to the GARAGE and STORAGE SPACE. The first floor and landing leads to THREE FURTHER BEDROOMS and FAMILY BATHROOM, off the master bedroom there is a walk in attic. Outside benefits from OFF ROAD PARKING for about four to six vehicles and an established enclosed garden to the rear.





Ground Floor



First Floor

Entrance Hall

Cloakroom / Utility

Large Lounge

19' 10" x 11' 10" (6.05m x 3.61m)

Downstairs Bedroom

12' x 10' 8" (3.66m x 3.25m)

En-Suite

Kitchen/diner

16' 2" x 12' (4.93m x 3.66m)

Reception Two

Conservatory

17' 8" x 8' 11" (5.38m x 2.72m)

First Floor And Landing

Bedroom One

18' 2" x 11' 10" (5.54m x 3.61m)

Bedroom Two

18' 2" x 10' 2" (5.54m x 3.10m)

Bedroom Three

10' x 5' 9" (3.05m x 1.75m)

Family Bathroom

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

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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- Four Bedrooms
- Detached
- En-Suite
- Utility/Cloakroom
- Large Driveway
- Two Reception Rooms
- Walk in attic
- Central Location

Tenure: Freehold EPC Rating: C

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120775



Property Ref:
PCG120775 - 0010

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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