

# Framlingham Road, Peterborough PE2 8UF



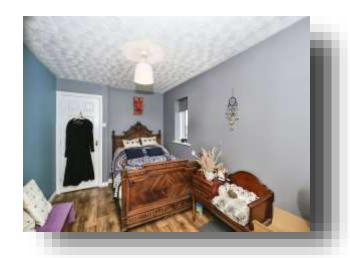
## welcome to

## Framlingham Road, Peterborough

WELL PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME situated on the PARK FARM DEVELOPMENT. The accommodation comprises ENTRANCE HALL, LOUNGE, STUDY with STORE CUPBOARD, KITCHEN, DINING ROOM, UTILITY & 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, there is also a police approved steel motorbike garage and to the rear is a WELL PRESENTED ENCLOSED GARDEN. Must view to fully appreciate.















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.

#### **Entrance Hall**

**Lounge** 13' 3" x 13' (4.04m x 3.96m)

**Dining Room** 9' 4" x 8' 1" ( 2.84m x 2.46m )

**Study** 13' 2" x 10' 8" ( 4.01m x 3.25m )

**Kitchen** 11' 9" x 9' 4" ( 3.58m x 2.84m )

**Utility** 4' 11" x 4' 11" ( 1.50m x 1.50m )

**Cloakroom** 4' 11" x 4' 1" ( 1.50m x 1.24m )

**First Floor And Landing** 

**Bedroom One** 13' 5" x 11' 5" ( 4.09m x 3.48m )

**En-Suite** 5' 9" x 5' 3" ( 1.75m x 1.60m )

**Bedroom Two** 14' 1" x 9' 2" ( 4.29m x 2.79m )

**Bedroom Three** 11' 3" x 9' 11" ( 3.43m x 3.02m )

**Bedroom Four** 8' 7" x 8' 5" ( 2.62m x 2.57m )

**Family Bathroom** 6' 11" x 6' 3" ( 2.11m x 1.91m )

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- Four Bedrooms
- Detached
- Dining Room
- Study
- Utility
- Cloakroom
- En-suite
- Driveway

Tenure: Freehold EPC Rating: C

#### offers in excess of

# £360,000



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Property Ref: PCG120424 - 0006 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.



postcode not the actual property

william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk