



**Myrtle Avenue, Peterborough PE1 4LR**

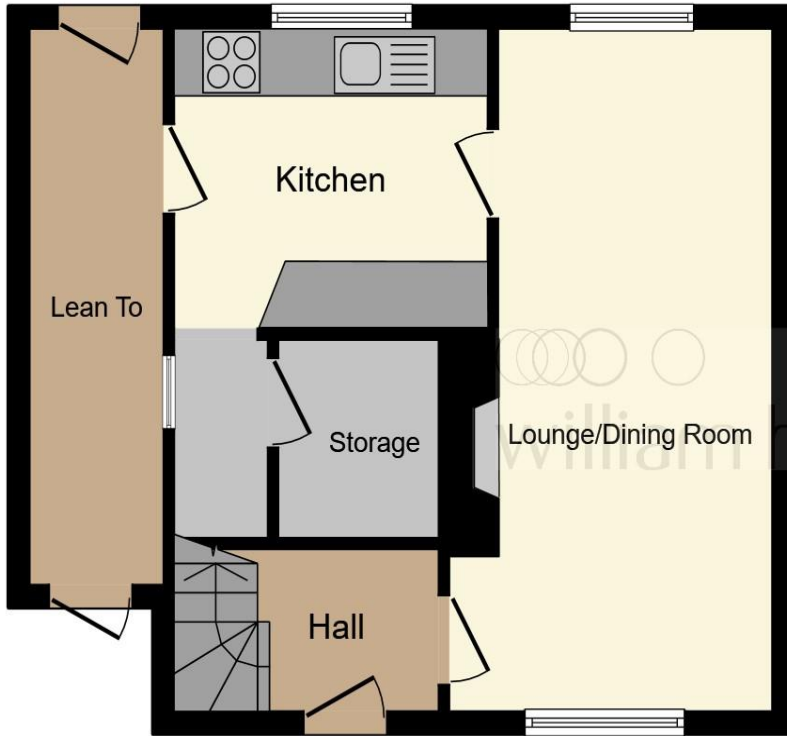


**welcome to**

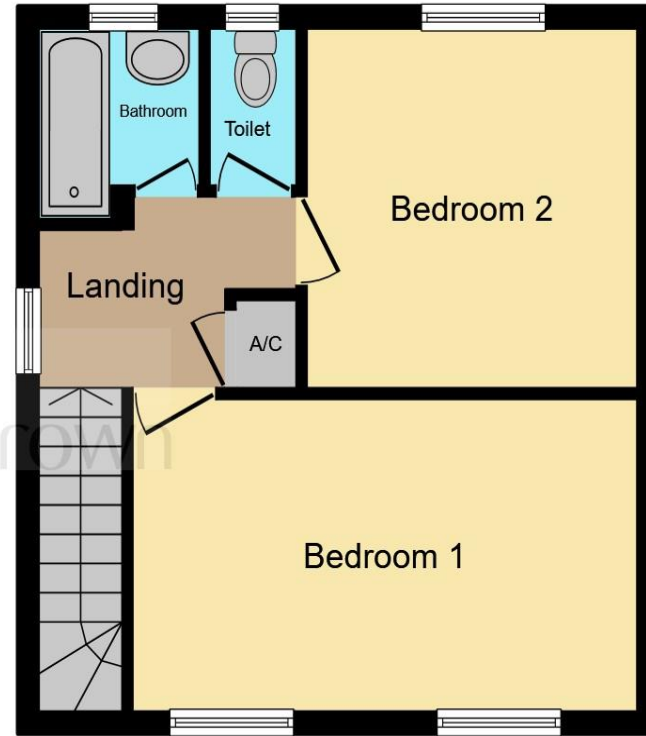
**Myrtle Avenue, Peterborough**

This is a perfect opportunity for any first time buyers or investors to purchase this TWO BEDROOM SEMI DETACHED property. Briefly comprises ENTRANCE HALL, FRONT TO BACK LOUNGE/DINER, KITCHEN, LARGE PANTRY, LEAN TO, TWO BEDROOMS and a FAMILY BATHROOM. Outside benefits from a LARGE REAR GARDEN and a DRIVEWAY to the front. VIEWING HIGHLY ADVISED.





**Ground Floor**



**First Floor**

**Lounge/Diner**  
19' 11" x 10' 2" ( 6.07m x 3.10m )

**Kitchen**  
12' 1" x 9' 11" ( 3.68m x 3.02m )

**Large Pantry**  
10' x 5' 1" ( 3.05m x 1.55m )

**Lean To**

**First Floor And Landing**

**Bedroom One**  
15' 8" x 9' 2" ( 4.78m x 2.79m )

**Bedroom Two**  
10' 5" x 10' 4" ( 3.17m x 3.15m )

**Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Myrtle Avenue, Peterborough

- Two Bedrooms
- Semi Detached
- Driveway
- Lounge Diner
- Large Pantry
- Lean To
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG120940](http://williamhbrown.co.uk/Property/PCG120940)



Property Ref:  
PCG120940 - 0006

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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](mailto:Peterborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**