



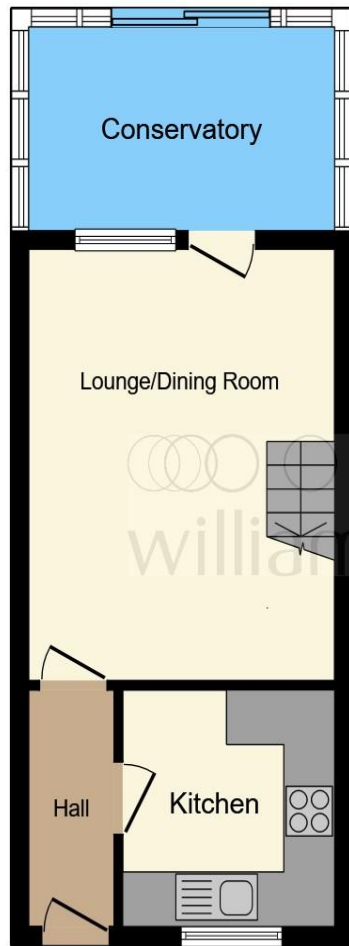
Whitacre, Peterborough PE1 4SU

welcome to

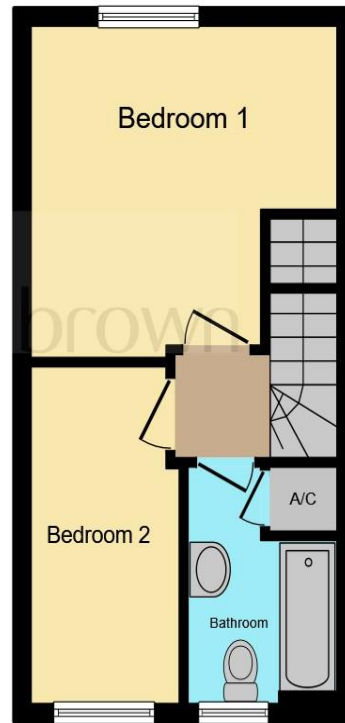
Whitacre, Peterborough

This is fantastic opportunity to purchase this good sized TWO BEDROOM HOUSE. Ideal first time buyer purchase or investment. The property briefly comprises entrance into a KITCHEN and then a LIVING ROOM leading through to a good sized CONSERVATORY, Upstairs comprises of ONE DOUBLE BEDROOM, ONE SINGLE BEDROOM and BATHROOM. Outside benefits from an enclosed garden area and parking to the side. Situated in a quiet residential CUL-DE-SAC which offers easy access to amenities and transport links in and around the City. To fully appreciate the property on offer, viewing is highly advised.





Ground Floor



First Floor

Entrance Hall

8' 5" x 3' 5" (2.57m x 1.04m)

Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

Lounge

15' 5" x 11' 8" (4.70m x 3.56m)

Conservatory

11' 6" x 7' 3" (3.51m x 2.21m)

First Floor And Landing

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom Two

11' 5" x 5' 7" (3.48m x 1.70m)

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

welcome to Whitacre, Peterborough

- End Terraced House
- Two Bedrooms
- Conservatory
- Enclosed rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121278



Property Ref:
PCG121278 - 0007

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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