



St. Pauls Road, Peterborough PE1 3RN

welcome to

St. Pauls Road, Peterborough

****OFFERED WITH NO FORWARD CHAIN**** Located in a central part of Peterborough is this fantastic TWO BEDROOM END TERRACE property. Offers easy access to amenities, transport links and schooling. Also benefiting from being a short distance to City Centre and the train station.



Lounge

12' 7" x 9' 10" (3.84m x 3.00m)

Kitchen

9' x 6' 4" (2.74m x 1.93m)

First Floor And Landing**Bedroom One**

11' 3" x 9' 6" (3.43m x 2.90m)

Bedroom Two

8' 10" x 5' 10" (2.69m x 1.78m)

Wet Room

9' 4" x 4' 11" (2.84m x 1.50m)

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

This is fantastic opportunity to purchase this TWO BEDROOM END TERRACE property which would make an ideal first time buy or investment. Briefly comprises LOUNGE, KITCHEN, TWO BEDROOMS and WET ROOM Outside benefits from a good sized gravel driveway to the side providing OFF ROAD PARKING. Call now to view!



view this property online williamhbrown.co.uk/Property/PCG121324



welcome to

St. Pauls Road, Peterborough

- Two Bedroom End Terraced House
- Off Road Parking
- No Forward Chain
- First Time Buy
- Investment
- Central Location

Tenure: Freehold EPC Rating: C

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PCG121324 - 0002

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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