



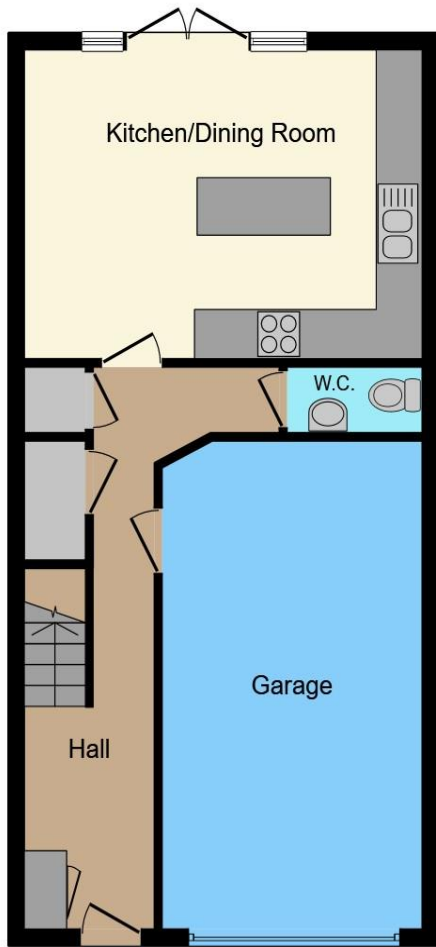
Waterfield Close, Peterborough PE3 6AS

welcome to

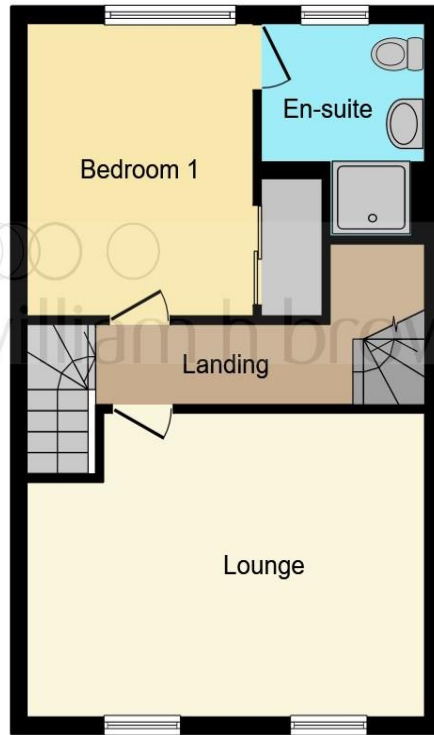
Waterfield Close, Peterborough

A fantastic opportunity to own this IMMACULATE THREE STORY TOWNHOUSE in a great location within walking distance to the train station, bus terminal and to the Peterborough Queensgate Shopping Centre. The accommodation briefly comprises of; ground floor with a spacious RECEPTION HALL, KITCHEN/DINER, DOWNSTAIRS TOILET, ACCESS TO GARAGE, leading upstairs to the first floor is a large LIVING ROOM and DOUBLE MASTER BEDROOM WITH EN-SUITE and built in wardrobe, on the third floor there are THREE good sized BEDROOMS and a FAMILY BATHROOM. The driveway leads you to the LARGE GARAGE within the ground floor of the property itself. There is an ENCLOSED REAR GARDEN with both A COVERED PATIO AREA and LAWN space. There is also SOLAR PANELS which are not leased.

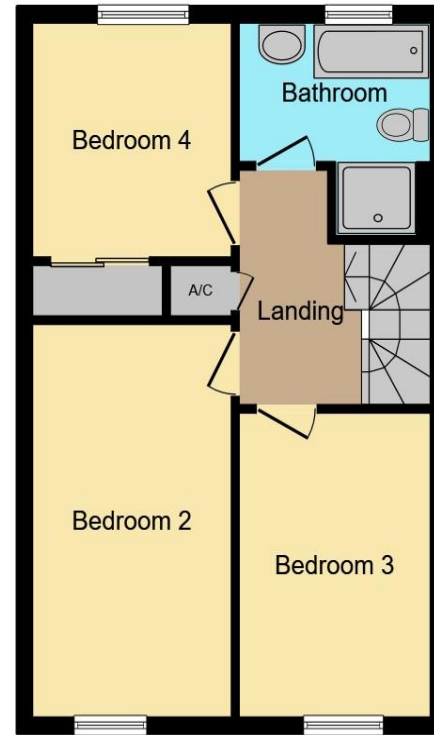




Ground Floor



First Floor



Second Floor

Entrance Hall

Kitchen / Dining Area

17' 1" x 12' 4" (5.21m x 3.76m)

Cloakroom

First Floor And Landing

Living Room

17' 1" x 12' 2" (5.21m x 3.71m)

Master Bedroom

11' 4" x 9' 10" (3.45m x 3.00m)

En-Suite

Second Floor And Landing

Bedroom Two

15' 9" x 8' 9" (4.80m x 2.67m)

Bedroom Three

12' 3" x 8' 9" (3.73m x 2.67m)

Bedroom Four

12' 2" x 8' 1" (3.71m x 2.46m)

Family Bathroom

Agents Note

The vendor has informed us that there was be no electricity cost for 4 to 5 months with a cashback of £40-£50 per month for exporting the electricity to the government. Paperwork can be provided on request.

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

Waterfield Close, Peterborough

- THREE STOTREY TOWNHOUSE
- FOUR BEDROOMS
- EN-SUITE
- INTEGRATED GARAGE
- CLOAKROOM

Tenure: Freehold EPC Rating: B

offers in excess of

£440,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121354



Property Ref:
PCG121354 - 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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