

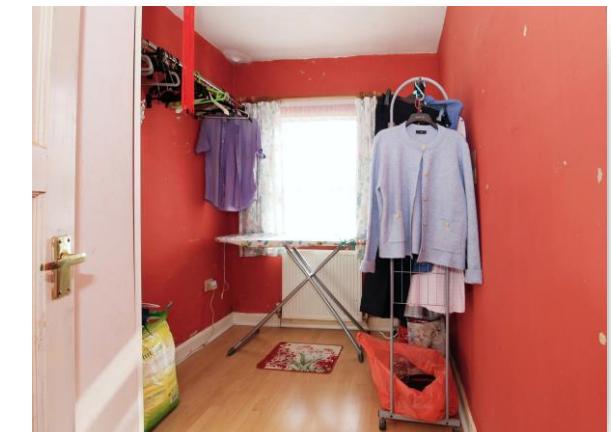


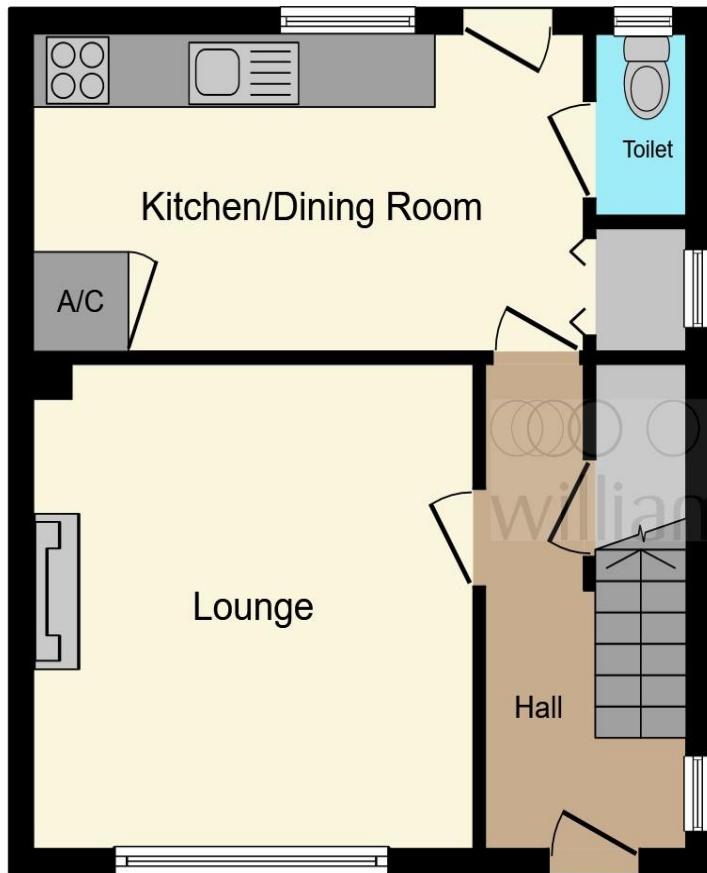
**St. James Avenue, PETERBOROUGH PE1 3JR**

welcome to

## St. James Avenue, PETERBOROUGH

Based in popular New England, this 3 bedroom Semi Detached Home is ideal for family living as is close to schools & local shops and has easy access to Peterborough with its quick rail links to London. The property does need a refresh but is a great opportunity as being sold with NO ONWARD CHAIN.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

13' 2" x 13' 1" ( 4.01m x 3.99m )

**Kitchen / Dining Room**

16' x 8' 10" ( 4.88m x 2.69m )

**Cloakroom**

**First Floor And Landing**

**Bedroom One**

13' 2" x 11' 7" ( 4.01m x 3.53m )

**Bedroom Two**

12' 11" x 8' 5" ( 3.94m x 2.57m )

**Bedroom Three**

9' 4" x 7' 3" ( 2.84m x 2.21m )

**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)

welcome to

## St. James Avenue, PETERBOROUGH

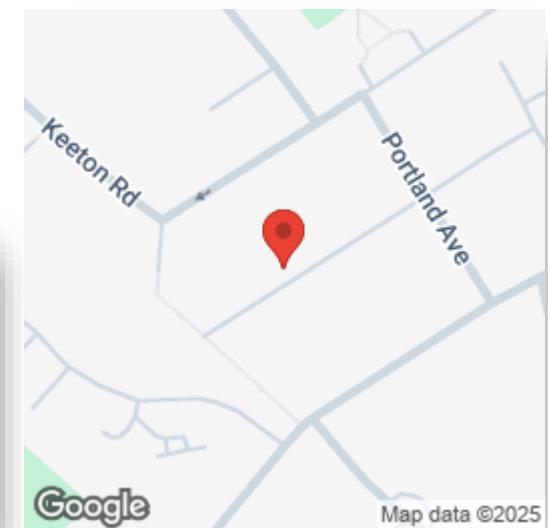
- 3 Bedroom Semi detached in New England
- In need of a refresh
- Good size garden
- Driveway parking
- Close to Schools and Shops

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£220,000**



view this property online [williamhbrown.co.uk/Property/PCG121518](http://williamhbrown.co.uk/Property/PCG121518)

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.



Property Ref:  
PCG121518 - 0009

 william h brown



**01733 311022**



Peterborough@williamhbrown.co.uk



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



**williamhbrown.co.uk**