



**Park Road, Peterborough PE1 2UL**



**welcome to**

## **Park Road, Peterborough**

A Rare opportunity to move into a beautiful 1920s four Bedroom Bungalow which is full of Character and original features. This detached family home boasts four Double Bedrooms, Formal Living and Dining Rooms, Breakfast Room, Kitchen and even two Bathrooms. The Loft Room is the former Servants Bedroom and provides additional room. Enclosed pretty Front and Rear Gardens, and gated Driveway with a single Garage. As an additional bonus, there is a modern one bedroom Annex with open plan Living Bedroom area, a separate three piece Bathroom and fully fitted Kitchen, Ideal as an air BnB or visitors. This is a must see property and Viewings Highly Recommended.

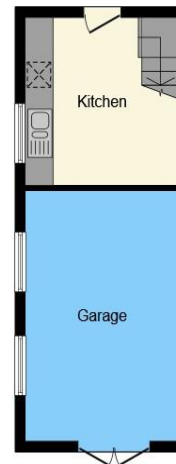




Ground Floor



First Floor



Annex Ground Floor



Annex Second Floor

## Hall Way

## Dining Room

16' x 13' ( 4.88m x 3.96m )

## Living Room

15' 2" x 13' 2" ( 4.62m x 4.01m )

## Conservatory

14' 8" x 12' 5" ( 4.47m x 3.78m )

## Kitchen

9' 4" x 7' 7" ( 2.84m x 2.31m )

## Breakfast Room

13' 3" x 9' 3" ( 4.04m x 2.82m )

## Master Bedroom

13' 1" x 12' 5" ( 3.99m x 3.78m )

## Main Bathroom

13' 1" x 12' 5" ( 3.99m x 3.78m )

## Bedroom

12' 6" x 10' 6" ( 3.81m x 3.20m )

## Shower Room

## Bedroom

12' 9" x 8' 8" ( 3.89m x 2.64m )

## Bedroom

## Conservatory

14' 8" x 12' 5" ( 4.47m x 3.78m )

## Annex

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**

## **Park Road, Peterborough**

- Handsome 4 Bedroom Bungalow close to Central Park
- Full of original features, wooden flooring, fireplaces, Onyx Bathroom & décor
- Additional 1 Bedroom Annex with Bathroom and Kitchen
- Two Bathrooms in main house
- Kitchen and Breakfast Room

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

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121213](http://williamhbrown.co.uk/Property/PCG121213)



Property Ref:  
PCG121213 - 0008

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.

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)**