



**Riverside Mead, Peterborough PE2 8JN**

**welcome to**

## **Riverside Mead, Peterborough**

Offering river views, own mooring & nestled down a quiet cul-de-sac this four-bedroom detached family home offers size and style in abundance. Benefiting from being in Stanground which is only a short distance from the town centre and being close to local amenities this home offers huge Potential.



**Reception**

14' 4" x 7' 7" ( 4.37m x 2.31m )

**Dining Room**

12' 3" x 11' 7" ( 3.73m x 3.53m )

**Lounge**

14' 2" x 12' 1" ( 4.32m x 3.68m )

**Kitchen**

14' 7" x 12' 3" ( 4.45m x 3.73m )

**Utility**

8' 4" x 7' 4" ( 2.54m x 2.24m )

**Cloakroom**

7' 4" x 3' 4" ( 2.24m x 1.02m )

**First Floor And Landing****Bedroom One**

12' 3" x 11' 9" ( 3.73m x 3.58m )

**En-Suite**

9' 3" x 5' 8" ( 2.82m x 1.73m )

**Bedroom Two**

10' 2" x 10' 1" ( 3.10m x 3.07m )

**Bedroom Three**

10' 1" x 7' 7" ( 3.07m x 2.31m )

**Bedroom Four**

12' 6" x 9' 1" ( 3.81m x 2.77m )

**Family Bathroom**

7' 7" x 5' 5" ( 2.31m x 1.65m )

Located in the ever-popular location of Stanground and offering River Views this beautifully presented **FOUR BEDROOM DETACHED FAMILY HOME** offers size, luxury, and elegance in abundance. Benefiting from being nestled in a quiet cul-de-sac and being close to the Town centre and local amenities this home would be a perfect buy for all buyers alike. The property comprises of: **ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING ROOM, UTILITY, CLOAKROOM, RECEPTION ROOM, FOUR BEDROOMS, EN-SUITE** to main and **FAMILY BATHROOM**. The exterior of the property benefits from a front and rear garden, **DRIVEWAY PARKING** and your very own **MOORING STATION**. A viewing is highly advised.



***view this property online*** [williamhbrown.co.uk/Property/PCG121932](http://williamhbrown.co.uk/Property/PCG121932)



**welcome to**

## **Riverside Mead, Peterborough**

- River Views
- Mooring Station
- Four Bedrooms
- En-Suite
- Detached Family Home
- Immaculate Throughout

Tenure: Freehold EPC Rating: C

offers in the region of

**£415,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121932](http://williamhbrown.co.uk/Property/PCG121932)



Property Ref:  
PCG121932 - 0004

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)**