

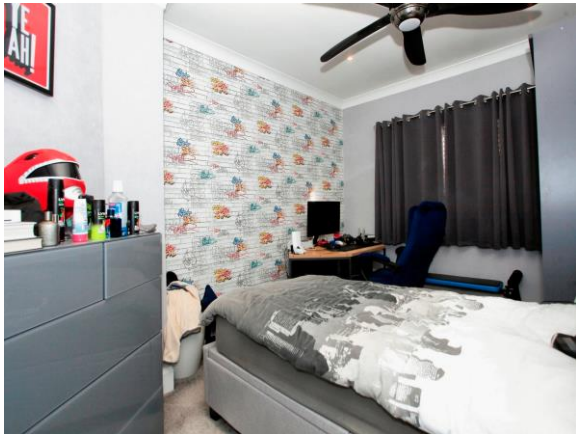


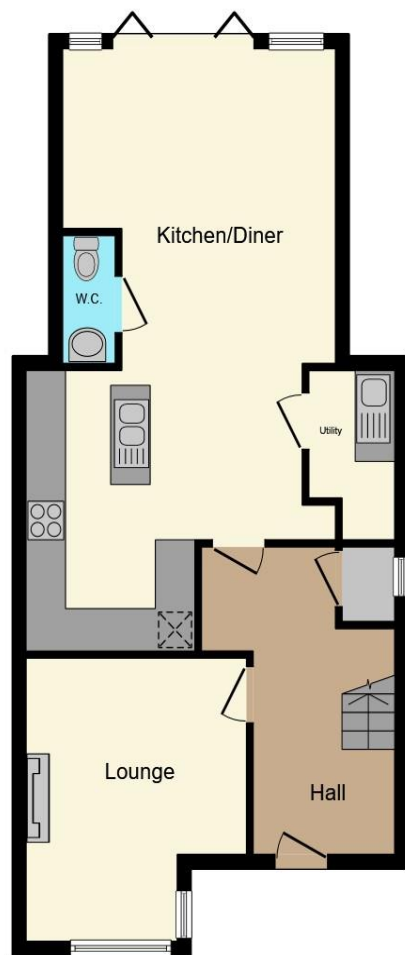
Clare Road, Peterborough PE1 3DT

welcome to

Clare Road, Peterborough

" Much improved and extended modern 3 double bedroom Home in New England" This wonderful Home has been lovingly improved and extended by its current owners. The property boasts extended Kitchen Dining Room with Cloak Room and Utility room off, Living Room with period Fireplace. To the first floor, 4-piece Bathroom with walk in Shower and Bedroom 2 and 3. Then to the 2nd Floor, Master Bedroom with En-suite with walk in shower. To the rear of the property, enclosed Garden and to the front, ample off-road Driveway Parking. Viewings are highly recommended for the exceptional Home.

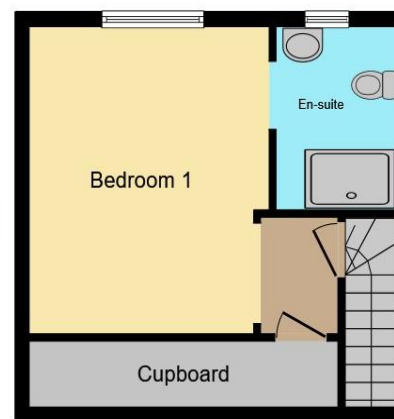




Ground Floor



First Floor



Second Floor

Kitchen Dining Room

28' 6" x 14' 2" (8.69m x 4.32m)

Cloakroom

Utility Room

9' 4" x 4' 1" (2.84m x 1.24m)

Living Room

13' 3" x 11' 1" (4.04m x 3.38m)

First Floor And Landing

Bedroom Two

14' 4" x 13' 9" (4.37m x 4.19m)

Bedroom Three

12' 7" x 9' 8" (3.84m x 2.95m)

Family Bathroom

Second Floor

Bedroom One

14' 9" x 11' 11" (4.50m x 3.63m)

En-Suite

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

Clare Road, Peterborough

- Recently Extended Modern 3 Bedroom Family Home
- Based in New England, Schools and Shops on the Doorstep
- Extended modern Kitchen Dining Area
- Loft conversion, giving a wonderful Master Bedroom and en-suite
- Good size enclosed rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122042



Property Ref:
PCG122042 - 0005

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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