



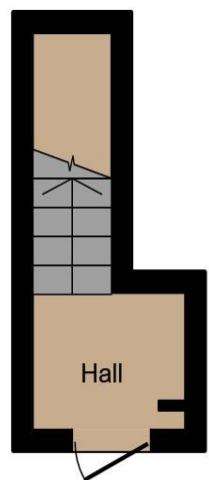
Woodward Drive, PETERBOROUGH PE4 7AX

welcome to

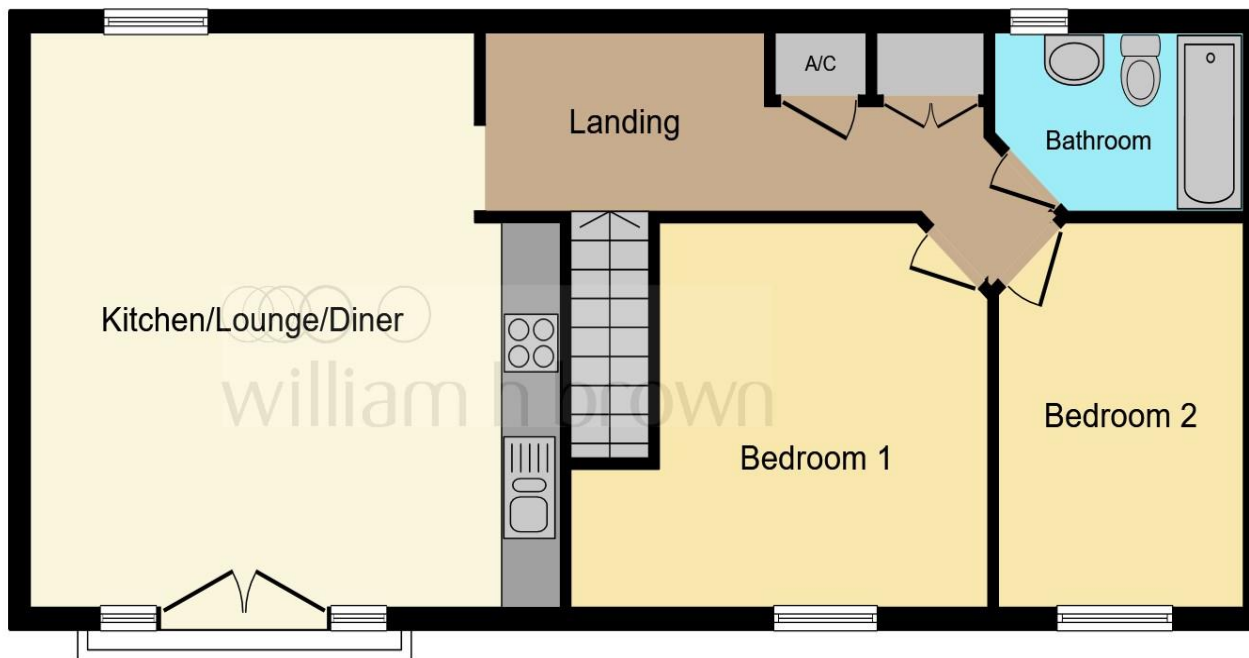
Woodward Drive, PETERBOROUGH

Located in the ever-popular Gunthorpe this beautifully presented DETACHED TWO BEDROOM COACH HOUSE is the perfect opportunity for buyer of any position especially those looking to get on the property ladder. This property is comprised as follows an ENTRANCE HALL which leads straight into the stairs which takes you into the LANDING which boasts from ample storage as well as the AIRING CUPBOARD to the left you will find the modern and stylish OPEN PLAN KITCHEN/DINING/LIVING AREA to the right of the landing you will find the MASTER BEDROOM with pitched roof windows bathing the room in natural light. At the end of the landing, you will find the well-presented sizeable SECOND BEDROOM next to this bedroom you will also find the THREE-PIECE FAMILY BATHROOM once again boasting the pitched roof windows. The outside of the property benefits from a large modern GARAGE as well as a DRIVEWAY to the front of the garage. To the rear you will find the sizeable GARDEN perfect for kids to play or to enjoy barbecues in the summer. Viewings are highly advised.





Ground Floor



First Floor

Open Plan Living

17' 1" x 15' 7" (5.21m x 4.75m)

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

Bedroom Two

10' 7" x 8' 1" (3.23m x 2.46m)

Family Bathroom

Garage

17' 3" x 8' 9" (5.26m x 2.67m)

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

Woodward Drive, PETERBOROUGH

- Coach house
- Garage
- Two bedrooms
- Open plan living
- FREEHOLD

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122063



Property Ref:
PCG122063 - 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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