



**Whitwell, Peterborough PE4 7DX**

**welcome to**

**Whitwell, Peterborough**

- THREE BEDROOMS
- MID TERRACED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: D

**£175,000**

Presenting this THREE BEDROOM TERRACED FAMILY HOME, located in the ever popular Paston this property is perfect opportunity for first time buyers and investor alike. The property compromises of an ENTRANCE HALL a large LOUNGE as well as a spacious open plan KITCHEN/DINER you also benefit from an EXTRA RECEPTION ROOM. Upstairs Boast ample storage on the landing as well as THREE BEDROOMS including two double bedrooms and one single with a BATHROOM upstairs and a separate W/C. the exterior of the property benefits from a private rear garden and communal parking. Viewings on this amazing opportunity are highly advised.

**Entrance Hall**

**Lounge**

**Kitchen / Diner**

**2nd Reception Room**

**First Floor And Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Separate Wc**

**view this property online** [williamhbrown.co.uk/Property/PCG122236](http://williamhbrown.co.uk/Property/PCG122236)



**Property Ref:**  
PCG122236 - 0003

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)**