

welcome to

Chaucer Road, PETERBOROUGH

- Three Bedroom Semi Detached House
- Popular New England Location
- Easy Care Rear Garden
- Combi Boiler / Double Glazing
- Parking to the Front
- Play Green on the Doorstep

Tenure: Freehold EPC Rating: C

£230,000

"COMING SOON", PROFESSIONAL PHOTOS TO FOLLOW! this good sized family home in New England. Being well placed for local schools and shops, the property benefits from CLOAKROOM, KITCHEN and LIVING ROOM. To the first floor are TWO GOOD DOUBLE BEDROOMS and a SINGLE BEDROOM, there is also a THREE PIECE FAMILY BATHROOM. Outside is an easy care rear garden and parking to the front. Viewings highly recommended.

Kitchen 14' x 8' 10" (4.27m x 2.69m)

Living Room 16' x 11' 3" (4.88m x 3.43m)

Cloakroom

First Floor And Landing

Bedroom One 12' 4" x 10' 11" (3.76m x 3.33m)

Bedroom Two 13' 1" x 11' 9" (3.99m x 3.58m)

Bedroom Three 5' 10" x 6' 2" (1.78m x 1.88m)

Family Bathroom

view this property online williamhbrown.co.uk/Property/PCG122245



Property Ref: PCG122245 - 0002 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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