



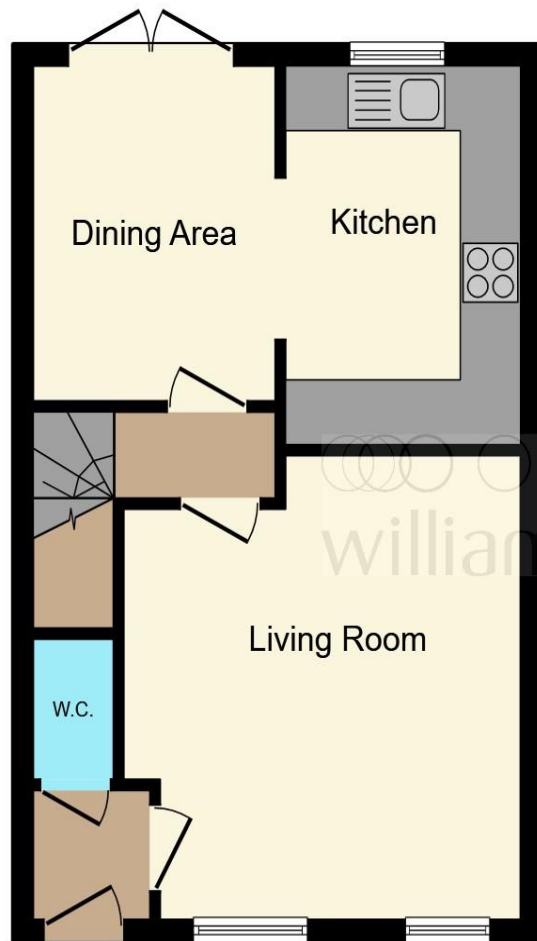
Lyvelly Gardens, Peterborough PE1 5RQ

welcome to

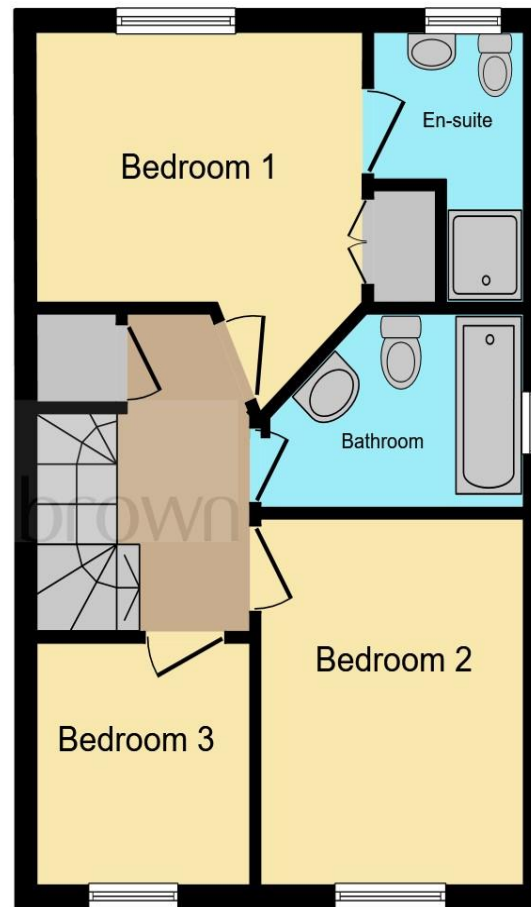
Lyvelly Gardens, Peterborough

Now welcoming to the market this wonderfully presented THREE BEDROOM DETACHED HOUSE on Lyvelly Gardens. Nestled in a peaceful cul-de-sac this beautiful property comprises as follows; A welcoming ENTRANCE HALL with the downstairs W/C ahead of you. Downstairs you will also find the large LOUNGE which is bathed with natural light. To the rear you will find the spacious KITCHEN/DINER, perfect for entertaining guests and cooking at the same time. Upstairs you will find TWO DOUBLE BEDROOMS and a SINGLE BEDROOM, perfect for growing families. On the landing you will also find a sizeable airing cupboard with ample storage as well as a handsomely presented THREE PIECE BATHROOM. The master bedroom also benefits from a lovely EN-SUITE. The exterior of this property consists of a private REAR GARDEN with wonderful nature walks behind as well as a GARAGE and a GATED DRIVEWAY for secure parking. Viewings on this brilliant opportunity are highly advised. The property is also a short distance from Sainsbury's.





Ground Floor



First Floor

Cloakroom

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Kitchen - Diner

15' 4" x 11' 5" (4.67m x 3.48m)

First Floor And Landing

Bedroom One

10' 4" x 9' 2" (3.15m x 2.79m)

En-Suite

Bedroom Two

10' 6" x 8' 8" (3.20m x 2.64m)

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

Family Bathroom

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

Lyvelly Gardens, Peterborough

- Open House Event 10th May 2:15pm - 3pm
- DETACHED
- GATED PARKING
- CUL-DE-SAC
- THREE BEDROOMS
- ENSUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122314



Property Ref:
PCG122314 - 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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