



**Iris Drive, Peterborough PE2 9SS**

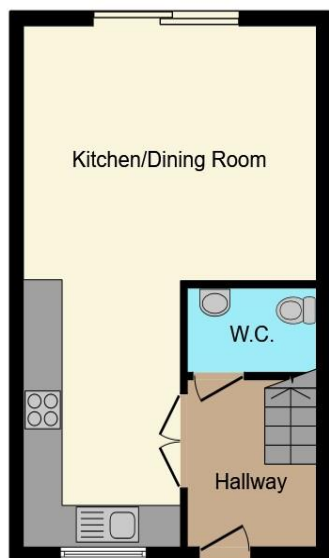


**welcome to**

## **Iris Drive, Peterborough**

" Larger three-story Family Home on Sugar Way" Please to offer this three-story Town House on Sugar way. The property boasts open plan Kitchen Dining and Living Room with patio doors to the enclosed Rear Garden, Hallway and Cloak Room. To the first floor Master Bedroom with en-suite, Living Room ( currently being used as Bedroom 5 ) and Bedroom 4. Finally, the top floor with Bedrooms 2 and 3 plus a 3-piece Family Bathroom. The enclosed rear Garden has a patio area and laid to lawn with Gated Driveway and covered Car Port Parking. Being Sold with No Onward Chain, Viewings Highly Recommended.





**Ground Floor**



**First Floor**



**Second Floor**

**Hallway**

**Cloakroom**

**Kitchen Dining Living Room**

15' 2" x 8' 6" ( 4.62m x 2.59m )

**First Floor And Landing**

**Bedroom One**

12' 9" x 10' 4" ( 3.89m x 3.15m )

**En-Suite**

**Lounge**

16' 2" x 11' 3" ( 4.93m x 3.43m )

**Second Floor And Landing**

**Bedroom Two**

15' 5" x 10' 7" ( 4.70m x 3.23m )

**Bedroom Three**

12' 9" x 11' 1" ( 3.89m x 3.38m )

**Bedroom Four**

11' 4" x 8' 2" ( 3.45m x 2.49m )

**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](http://www.focalagent.com)

welcome to

## Iris Drive, Peterborough

- Handsome Four Bedroom Town House
- Popular Sugar Way Location
- Quiet Cul de sac location, tucked back
- Schools, Shops, Play areas and Walks on the doorstep
- Quick bus route to Peterborough City
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG122280](http://williamhbrown.co.uk/Property/PCG122280)



Property Ref:  
PCG122280 - 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)**