



Montagu Road, Peterborough PE4 6EP

welcome to

Montagu Road, Peterborough

This prime location offers you close proximity to all of the junior and senior schools you need as well as Brotherhood Retail Park being within walking distance you have easy access to all of the local amenities you will need. Easy access to the City Centre and Train Station.

Lounge Plus Bay

17' 1" x 10' 2" (5.21m x 3.10m)

Kitchen

Family Bathroom

First Floor And Landing

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

Built in Wardrobe.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Bedroom Three

7' 4" x 6' 11" (2.24m x 2.11m)



Located in the ever-popular location of Walton, this well presented THREE BEDROOM TERRACED HOME offers an amazing opportunity for buyers of any position. This wonderful property comprises as follows, a welcoming ENTRANCE HALL. you also benefit from a large FRONT LOUNGE which boasts a bay window bathing the room in natural light. You also have a large and handsomely presented KITCHEN/DINER with additional built in storage. Downstairs you also benefit from a large THREE-PIECE BATHROOM. Upstairs this wonderful property boasts THREE BEDROOMS, one of which includes a built-in wardrobe space. The second bedroom homes the new boiler with 6 years of warranty. Outside this lovely property benefits from a FRONT GARDEN and a huge REAR GARDEN perfect for families and barbecues. Viewings on this wonderful property are highly advised, call now to not miss out.



view this property online williamhbrown.co.uk/Property/PCG122338



welcome to

Montagu Road, Peterborough

- Open House 17th May 11am - 11.45am
- THREE BEDROOMS
- LARGE REAR GARDEN
- BOILER
- BAY WINDOWS
- MID TERRACE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in excess of

£180,000



view this property online williamhbrown.co.uk/Property/PCG122338



Property Ref:
PCG122338 - 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.

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.

Awaiting Photograph



Please note the marker reflects the
postcode not the actual property



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk