



Lichfield Avenue, Peterborough PE4 6PF

welcome to

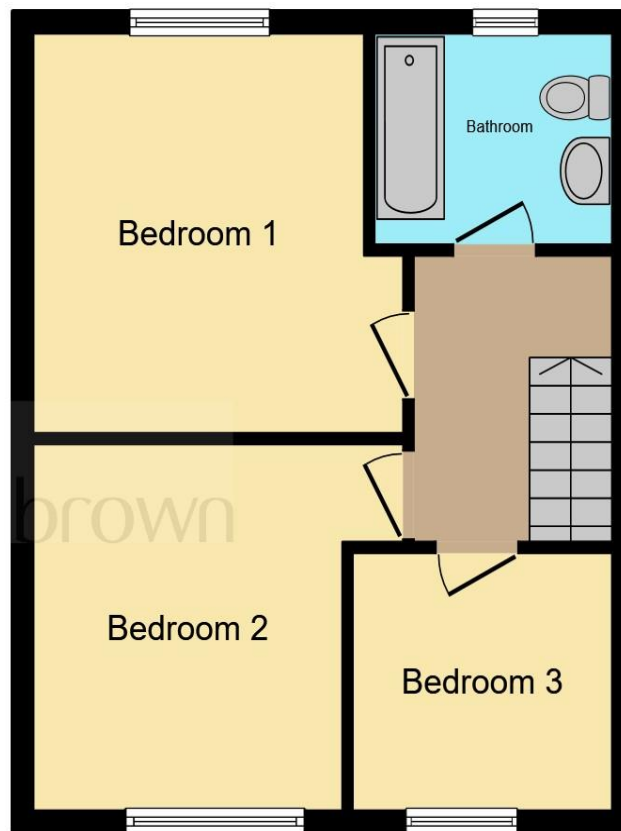
Lichfield Avenue, Peterborough

Now welcoming to the market situated in the ever-popular Werrington this beautiful THREE BEDROOM SEMI DETACHED HOME is the perfect opportunity for all buyers. This freshly renovated masterpiece comprises as follows, as you enter the property you find a welcoming ENTRANCE HALL tiled leading through to the immaculate, modern OPEN PLAN KITCHEN/DINER with double doors leading through to the LARGE LOUNGE boasting a large BAY WINDOW bathing the room in natural light. Upstairs you will find TWO LARGE DOUBLE BEDROOMS as well as a wonderfully presented THIRD BEDROOM. You also benefit from a spacious and well-presented THREE-PIECE BATHROOM. The exterior of this wonderful benefits from a lovely FRONT GARDEN, a long DRIVEWAY as well as a spacious GARAGE the rear of this property benefits from a well finished and huge REAR GARDEN. Viewings on this wonderful property are highly advised, call now to not miss out.





Ground Floor



First Floor

Entrance Hall

Open Plan Kitchen/Diner

18' 2" x 9' 2" (5.54m x 2.79m)

Lounge

13' 6" x 12' 2" (4.11m x 3.71m)

First Floor And Landing

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

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

Lichfield Avenue, Peterborough

- FULLY RENOVATED
- THREE BEDROOMS
- SEMI-DETACHED
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122352



Property Ref:
PCG122352 - 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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