



Wesleyan Road, PETERBOROUGH PE1 3RX

welcome to

Wesleyan Road, PETERBOROUGH

- TWO BEDROOMS
- OFF-STREET PARKING
- RECENTLY RENOVATED
- W/C
- THREE PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£240,000

Now presenting this wonderful TWO BEDROOM SEMI DETACHED HOME located in the ever-popular Dogsthorpe this lovely property offers the perfect buying opportunity for buyers of any position, this amazingly presented property compromises as follows, as you enter the property you find a lovely and welcoming ENTRANCE HALL, a stunning, professionally, and recently renovated KITCHEN/DINER. You will also find the large and equally well-presented FRONT LOUNGE. As well as an ADDITIONAL RECEPTION ROOM at the rear of the property. Downstairs also boasts a lovely W/C. upstairs you will find BEDROOM ONE, which boasts built-in storage. As well as the lovely BEDROOM TWO. Upstairs also boasts a stunning THREE-PIECE FAMILY BATHROOM. The exterior of this wonderful property benefits from a private and well-presented rear garden as well as OFF-STREET PARKING. Viewings on this wonderful property are highly advised.

Lounge

15' 4" x 9' 6" (4.67m x 2.90m)

Dining Room

16' 8" x 8' 4" (5.08m x 2.54m)

Kitchen

12' x 15' 3" (3.66m x 4.65m)

Bedroom 1

9' 5" x 15' 4" (2.87m x 4.67m)

Bedroom 2

13' 2" x 8' 8" (4.01m x 2.64m)

Bathroom

view this property online williamhbrown.co.uk/Property/PCG122329



Property Ref:
PCG122329 - 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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