



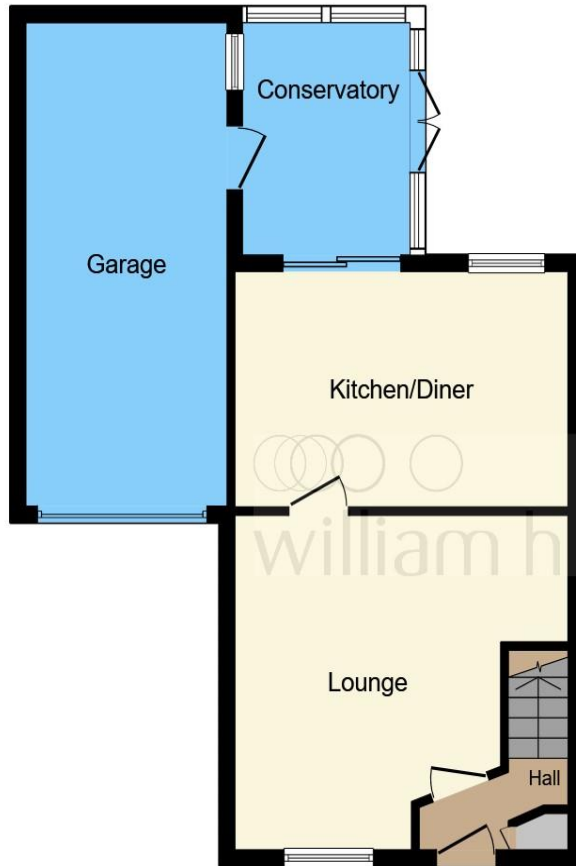
Meadenvale, Peterborough PE1 5PU

welcome to

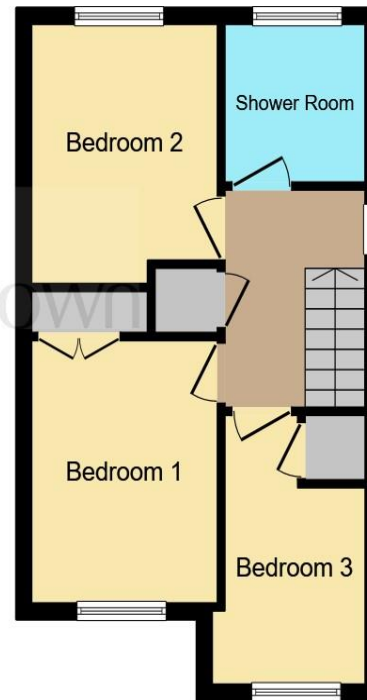
Meadenvale, Peterborough

" Pretty, 3-bedroom Detached Home, just off Oxney Road. Pleased to offer this beautifully presented home in a popular residential area. The property is a credit to its current owners and boasts Living Room, Cloak room, modern Kitchen Diner thru to the Conservatory with access to the enclosed rear Garden with a patio, lawn and mature shrubs which is a real sun trap. To the first floor, two double Bedrooms and a single Bedroom plus the modern walk-in family Shower Room. The front of the property is easy care and offers access to the Driveway and Garage. Viewings are highly recommended.





Ground Floor



First Floor

Living Room

14' 1" x 15' (4.29m x 4.57m)

Kitchen Diner

14' 7" x 9' 6" (4.45m x 2.90m)

Cloak Room

Conservatory

Bedroom 1

8' 3" x 10' 1" (2.51m x 3.07m)

Bedroom 2

8' 2" x 10' (2.49m x 3.05m)

Bedroom 3

10' 9" x 6' 2" (3.28m x 1.88m)

Walk In Shower Room

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

Meadenvale, Peterborough

- Beautifully presented 3 Bedroom Home
- Updated Kitchen, Walk in Shower and Conservatory
- Pretty rear Garden with patio lawn and mature shrubs
- Driveway parking and single Garage
- Quiet cul de sac location
- Schools and local shops near by
- Viewings highly recommended

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

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122495



Property Ref:
PCG122495 - 0008

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



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



williamhbrown.co.uk