



School Road, Newborough Peterborough PE6 7RG

welcome to

School Road, Newborough Peterborough

This pretty 2 Bedroom Detached Cottage in Newborough is very well presented with fresh décor and floorings. Newborough is in the catchment area for Arthur Mellows School and has Newborough C of E Primary School on the doorstep. Walking distance to the Village Shop, Dentist, Hairdresser & Barbers.



****Guide price £220,000 to £230.000****

Welcome to School Road, Newborough, Peterborough. Set in the village of Newborough, the property is a credit to its current owners and we recommend an early viewing. This pretty 2 Bedroom Detached Cottage is very well presented with fresh décor and floorings. Newborough is in the catchment area for Arthur Mellows Village School and has Newborough C of E Primary School on the doorstep. Within easy walking distance of the Chemist, Village shop, Dentist, Hairdressers, Barbers and Family friendly Pub. Village Hall with great community events. Newborough Nursery and Pre-School, Local church and coffee Mornings and Newborough Cricket Club.

Family Bathroom

5' 4" x 7' (1.63m x 2.13m)

Kitchen

9' 3" x 7' (2.82m x 2.13m)

Utility Area

Rear Sun Room

Dining Room

10' 9" x 1' 1" (3.28m x 0.33m)

Living Room

12' 6" x 11' 1" (3.81m x 3.38m)

Bedroom 2

11' 2" x 12' 5" (3.40m x 3.78m)

Master Bedroom

11' 3" x 12' 5" (3.43m x 3.78m)



view this property online williamhbrown.co.uk/Property/PCG122546



welcome to

School Road, Newborough Peterborough

• **Guide Price £220k - £230K**

- Very pretty, well-presented 2 Bedroom detached Cottage
- Based in Newborough Village
- En Suite to the Master Bedroom
- Ample off-road Parking and Garage

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

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122546



Property Ref:
PCG122546 - 0010

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