



Almond Road, PETERBOROUGH PE1 4LU

welcome to

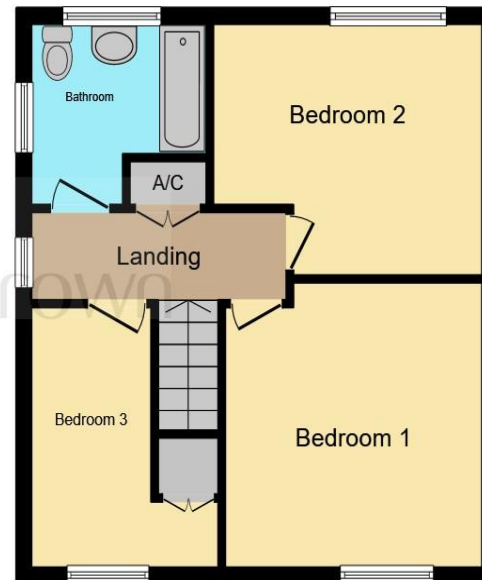
Almond Road, PETERBOROUGH

Please welcome to the market this beautifully presented THREE BEDROOM SEMI DETACHED FAMILY HOME, this outstanding property located in the ever popular Dogsthorpe, this beautiful property compromises of a convenient FRONT PORCH, leading you through to the welcoming ENTRANCE HALL, leading you through to the Stunning KITCHEN with a lovely CONSERVATORY, providing a wonderful Lounge area/ reading cubby, Your will also find the handsomely presented and large FRONT LOUNGE perfect for entertaining, with a SECOND CONSERVATORY providing a perfect potential dining area. Upstairs boasts THREE DOUBLE BEDROOMS, making it the perfect family home, upstairs also boasts an outstanding FOUR-PIECE BATHROOM. With a DRIVEWAY and a lovely REAR GARDEN, this property provides the perfect opportunity for a variety of buyers, call now to avoid missing out!





Ground Floor



First Floor

Kitchen

10' 2" x 8' 1" (3.05m 2 x 2.46m)

Lounge

22' 3" x 11' (6.71m 3 x 3.35m)

Conservatory

9' 7" x 7' (2.92m x 2.13m)

Conservatory 2

12' 1" x 5' 1" (3.68m x 1.55m)

Bedroom 1

12' 4" x 11' (3.66m 4 x 3.35m)

Bedroom 2

11' x 8' 2" (3.35m x 2.44m 2)

Bedroom 3

11' 9" x 10' 3" (3.35m 9 x 3.05m 3)

Entrance Porch

6' 3" x 6' (1.91m x 1.83m)

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

Almond Road, PETERBOROUGH

- THREE BEDROOMS
- DRIVEWAY
- THREE RECEPTION ROOMS
- REAR GARDEN
- NEWLY RENOVATED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122657



Property Ref:
PCG122657 - 0004

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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