



Waterloo Road, PETERBOROUGH PE1 3AS

welcome to

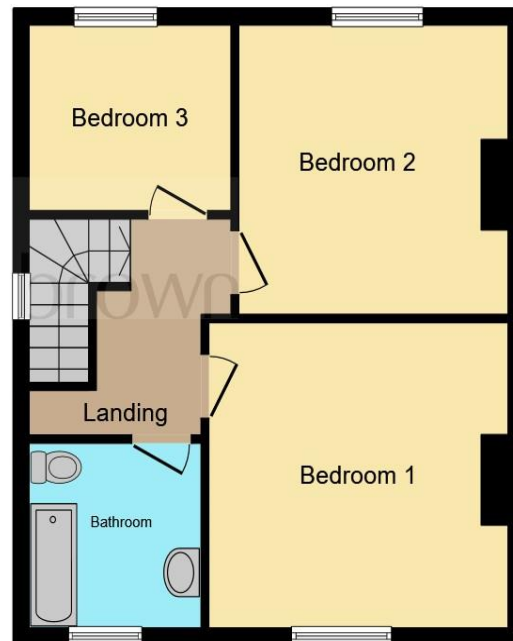
Waterloo Road, PETERBOROUGH

Now welcoming to the market this wonderful opportunity, perfectly situated in the heart of Peterborough, on this desirable Waterloo Road, this characterful three bedroom semidetached home offers huge potential for buyers of any stand point, offered with Building Control approved architectural plans for a dormer loft conversion, ground floor utility and WC, and a redesigned kitchen layout for the buyers convenience, with two well-presented double bedrooms and an equally presented bedroom three. With a large front lounge and impressive bay window, creating a perfect space for relaxation. As you journey to the exterior, you find the true highlight of this property, the large rear garden offers a brilliant a play area for children and serene fishpond ideal for families to relax. As well as being the perfect space for property investors to develop on.





Ground Floor



First Floor

Lounge

17' 1" x 12' 6" (5.21m x 3.66m 6)

Dining Area

20' 9" 5 x 10' 0" (6.32m 5 x 3.05m 0)

Reception Room

17' 9" x 12' 8" 1 (5.18m 9 x 3.86m 1)

Kitchen

8' 6" 9 x 7' 4" 3 (2.59m 9 x 2.24m 3)

Bedroom 1

13' 1" 4 x 12' 3" (3.99m 4 x 3.66m 3)

Bedroom 2

12' 1" 0 x 11' 6" 8 (3.68m 0 x 3.51m 8)

Bedroom 3

8' 9" 0 x 7' 7" 2 (2.67m 0 x 2.31m 2)

Bathroom

Garage

9' 2" 1 x 7' 3" 6 (2.79m 1 x 2.21m 6)

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

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- 3 bedrooms, including 2 large doubles
- 2 reception rooms
- Extended kitchen and dining area
- Detached garage with private side access to the garden
- Approved architectural plans included in the sale

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122340



Property Ref:
PCG122340 - 0003

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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