



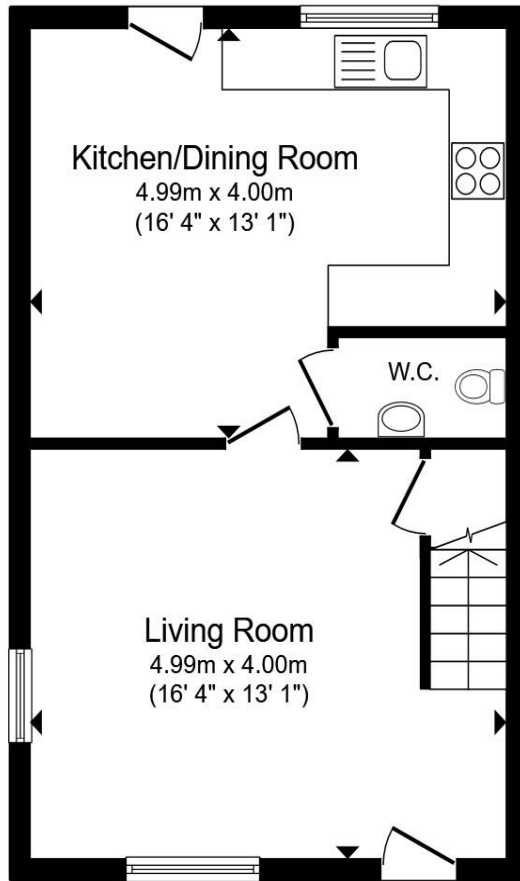
Rathbone Crescent, Peterborough PE3 6DE

welcome to

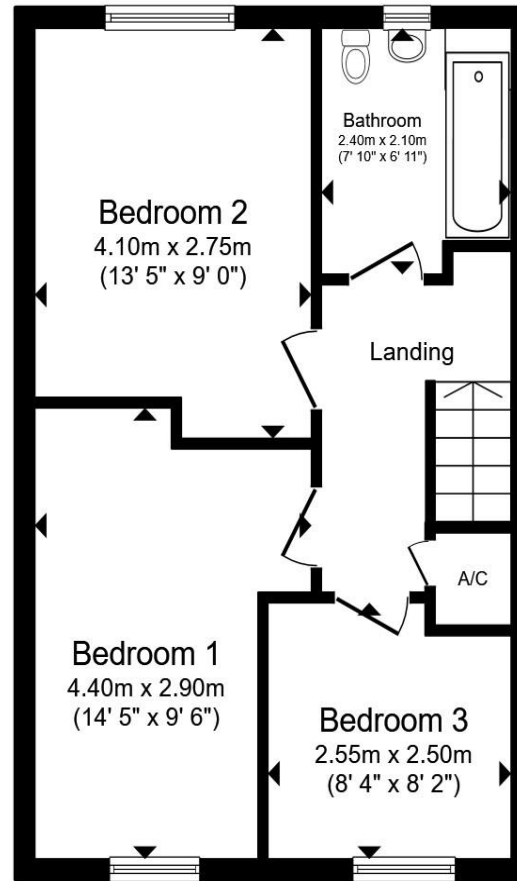
Rathbone Crescent, Peterborough

" Ideal 1st time buyer and London Commuters " Pleased to offer this modern 3 Bedroom home in popular West Town Peterborough. The property boasts, Living Room, Kitchen Diner with rear garden access and Cloak room. To the first floor, three Bedrooms and a 3-piece Bathroom. Both front and rear gardens are easy care with patio areas and, off-road parking to the side for up to 3 vehicles. Being sold with no onward chain, viewings highly recommended.





Ground Floor



First Floor

Total floor area 80.8 m² (870 sq.ft.) approx

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.propertybox.io

Living Room

16' 1" 3 x 14' 6" (4.90m 3 x 4.42m)

Kitchen Diner

16' 5" 5 x 13' 6" (5.00m 5 x 4.11m)

Bathroom

Bedroom

11' 1" 8 x 9' 7" 8 (3.38m 8 x 2.92m 8)

Bedroom

14' 7" 7 x 7' 8" 9 (4.45m 7 x 2.34m 9)

Bedroom

8' 6" 7 x 8' 5" 1 (2.59m 7 x 2.57m 1)

welcome to

Rathbone Crescent, Peterborough

- Modern 3 Bedroom Home
- Short walk to the City and Train & Bus Stations
- Local schools and Shops on the doorstep
- Easy care Gardens
- Driveway parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123124



Property Ref:
PCG123124 - 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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