



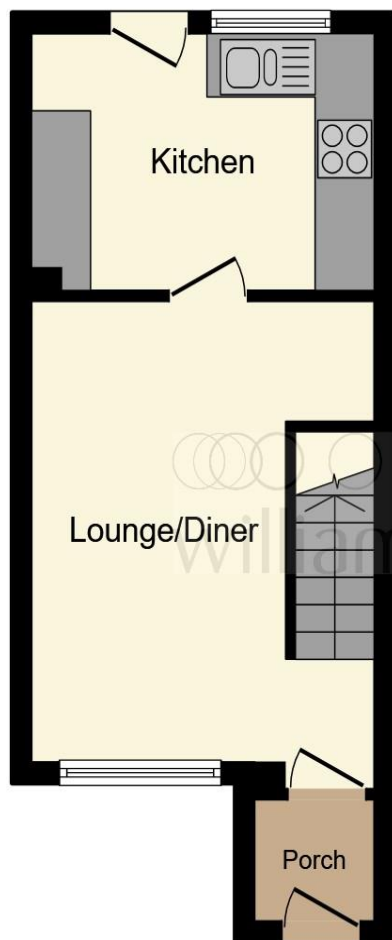
Somerville, Peterborough PE4 5BB

welcome to

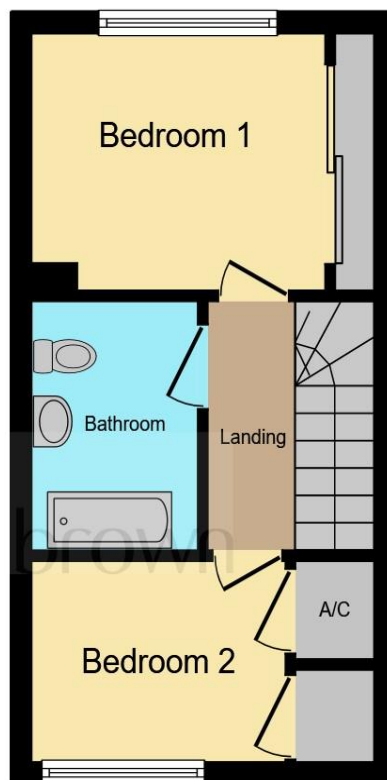
Somerville, Peterborough

" Ideal for 1st time buyers or buy to let investors" This two-bedroom end terrace is perfect for your first property or as a buy to let investment. It is situated at the end of a quiet Cul de sac in popular Werrington with nice walks and open spaces. The property benefits from Living Dining Room, Kitchen, Family Bathroom and two bedrooms, as Double and a Single. To the rear of the property is an enclosed easy care patio garden with shed and, to the front Parking. The property is being sold with No onward Chain, and I would recommend early Viewings.





Ground Floor



First Floor

Living / Dining Room

11' 8" x 8' 3" (3.56m x 2.51m)

Kitchen

11' 8" x 8' 3" (3.56m x 2.51m)

Bedroom

8' 5" 6 x 11' 6" 9 (2.57m 6 x 3.51m 9)

Bedroom

8' 6" 9 x 7' 4" 1 (2.59m 9 x 2.24m 1)

Family Bathroom

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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Somerville, Peterborough

- Perfect for 1st Time Buyer or Buy to Let investor
- Two Bedroom Home in popular Werrington
- Larger End Terrace
- Parking outside the front door
- Easy care enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122922



Property Ref:
PCG122922 - 0005

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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