

Peterborough Road, Farcet Peterborough PE7 3BN



## welcome to

## Peterborough Road, Farcet Peterborough

A well proportioned family HOME in a pleasant non estate location & offering accommodation over three floors to comprise: entrance hall., lounge diner, kitchen breakfast room, utility, downstairs wc, three bedrooms, family bathroom, ensuite to the master, gardens with fields to rear, driveway.













#### **Entrance Hall**

Stairs to first floor, radiator, understairs cupboard, tiled flooring

#### Lounge Diner

26' 7" plus bay x 11' 4" max ( 8.10m plus bay x 3.45m max ) Double glazed bay window to the front, stripped wooden flooring, inset log burner on slate hearth, archway at mid point.

#### Kitchen Breakfast Room

17' 4" x 9' 3" max ( 5.28m x 2.82m max ) Double glazed window & French doors to the rear, space for electric cooking range, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted dishwasher, peninsula unit.

#### Utility

11' 6"  $\times$  6' 3" ( 3.51m x 1.91m ) Half double glazed door to the side, work surface with plumbing for washing machine below,

#### **Downstairs Wc**

Frosted double glazed window to the side, close coupled wc, hand wash basin, radiator / towel rail.

#### **First Floor Landing**

Double glazed windows to front & side, study area, stairs to second floor, doors to:

#### Bedroom 2

11' 4" x 12' 1" max ( 3.45m x 3.68m max ) Double glazed window to the rear, radiator ,

#### Bedroom 3

11' 5" x 11' 11" inc wardrobe ( 3.48m x 3.63m inc wardrobe )

Double glazed window to the front, radiator, fitted wardrobe.

#### **Family Bathroom**

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath, radiator / towel rail.

#### Second Floor Bedroom 1

10' 6" x 8' 3" plus doorway ( 3.20m x 2.51m plus doorway ) Velux style windows to the front & rear, radiator, laminate flooring. Part sloping ceilings.

#### Ensuite

Velux style window to the front, close coupled wc, hand wash basin, shower cubicle, radiator / towel rail.

#### **Outside The Property**

The frontage is laid to paving & gravel to provide parking for several vehicles. The rear garden is laid to lawn & paving with raised beds and a store / workshop with approximate internal dimensions of 18ft x 9ft and a further metal shed. The garden has the benefit of fields to the rear.





### welcome to

## Peterborough Road, Farcet Peterborough

- Entrance hall, lounge diner
- kitchen breakfast, utility, downstairs wc
- three bedrooms, family bathroom
- ensuite to master
- gardens with fields to the rear, driveway

Tenure: Freehold EPC Rating: E

# £315,000





## view this property online williamhbrown.co.uk/Property/YXZ108355



Property Ref: YXZ108355 - 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.

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 242433



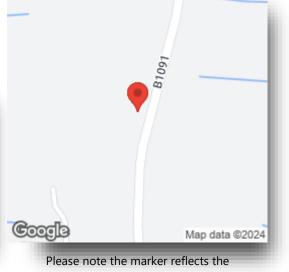
Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk



postcode not the actual property