

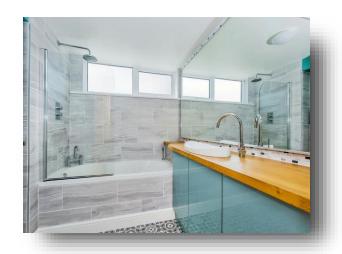
Main Street, Farcet Peterborough PE7 3AN

welcome to

Main Street, Farcet Peterborough

A very well-presented, much improved family home which offers versatile accommodation to comprise: entrance hall, lounge, kitchen diner, utility, four bedrooms over 2 floors, bathroom & generous rear garden. This home has the added benefit of no onward chain!













Entrance Hall

Stairs to first floor.

Lounge

11' 4" x 11' 2" (3.45m x 3.40m) Window to the front, radiator, inset storage.

Kitchen Diner

14' 4" x 12' 11" (4.37m x 3.94m)

Glazed door to the rear, sink drainer set into wooden work surface, further range of matching work surfaces with cupboards below and matching island unit. Gas cooker point in space for cooking range, radiator, laminate flooring.

Utility

7' 10" x 7' 7" (2.39m x 2.31m)

Window to the side, work surface with plumbing for washing machine below,

Bedroom 4

13' 7" x 8' 10" (4.14m x 2.69m)

Doors to the front & rear along with window to the front, radiator.

Bathroom

Frosted window to the rear, close coupled wc, hand wash basin, panel bath with shower & screen, radiator / towel rail.

First Floor Landing

Access to the loft which we are informed is part boarded.

Bedroom 1

11' $6" \times 10'$ 11" ($3.51m \times 3.33m$) Window to the front, radiator, built in wardrobe.

Bedroom 2

7' 7" x 13' 1" (2.31m x 3.99m) Window to the rear, radiator.

Bedroom 3

10' 2" x 8' (3.10m x 2.44m)

Window to the rear, radiator, fitted wardrobe.

Outside The Property

To the rear, there is a timber decked seating area which is enclosed by low timber work with gated rear access to the garden- providing an ideal seating / entertaining area. The garden extends further to the rear and there is a pedestrian right of way over the neighbouring property to enable access to the street at the front.





welcome to

Main Street, Farcet Peterborough

- lounge
- kitchen diner
- utility, bathroom
- four bedrooms
- generous garden, no onward chain

Tenure: Freehold EPC Rating: C

guide price

£240,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ108597 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 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



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