Washingley Road, Folksworth Peterborough PE7 3SY



welcome to

Washingley Road, Folksworth Peterborough

An individually built family home in a non-estate location which is a short walk from the popular Folksworth primary school. Note: Property is offered for sale with no onward chain.















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

Entrance Hall

Lounge 11' 11" x 22' (3.63m x 6.71m)

Kitchen Diner 22' x 12' (6.71m x 3.66m)

Family Room 15' 8" max x 12' 4" (4.78m max x 3.76m)

Downstairs Wc

First Floor Landing

Bedroom1 12' 1" x 12' 10" (3.68m x 3.91m)

Bedroom 2 9' 9" x 9' 2" plus wardrobe & doorway (2.97m x 2.79m plus wardrobe & doorway)

Bedroom 3 12' x 9' 10" plus wardrobe (3.66m x 3.00m plus wardrobe)

Bedroom 4 12' x 8' 10" (3.66m x 2.69m)

Bathroom 8' 8" x 6' 4" max (2.64m x 1.93m max)

Loft

Outside The Property

Points Of Note

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- entrance hall, lounge
- kitchen diner, family room, downstairs wc
- four bedrooms, bathroom
- pleasant gardens, double garage, driveway
- no onward chain

Tenure: Freehold EPC Rating: D

£425,000





view this property online williamhbrown.co.uk/Property/YXZ108659



Property Ref:

YXZ108659 - 0017

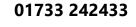
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Coogle



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Folksworth Primary School



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Please note the marker reflects the

postcode not the actual property

Blackmans Re

Townsend Way

Map data ©2024



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