



Southoe Road, Farcet Peterborough PE7 3AS

welcome to

Southoe Road, Farcet Peterborough

A well presented, much improved bungalow offering flexible accommodation set in a sought after location & offering: entrance hall, lounge, re-fitted kitchen and bathroom, three bedrooms, conservatory, front & rear gardens, garage & driveway. This home must be viewed to appreciate.



A well proportioned bungalow which is set in a sought after cul de sac of similar homes. this property benefits from a re-fitted kitchen & bathroom along with pleasant gardens, a conservatory, garage & driveway and must be viewed to fully appreciate.

Entrance Hall

Lounge

13' 1" max x 14' 11" (3.99m max x 4.55m)

Kitchen Breakfast Room

10' x 12' 6" max (3.05m x 3.81m max)

Conservatory

26' x 8' 1" (7.92m x 2.46m)

Outside The Property



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Southoe Road, Farcet Peterborough

- entrance hall, lounge, conservatory
- re-fitted kitchen breakfast room
- three bedrooms, re-fitted bathroom
- front & rear gardens
- garage & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109000 - 0011

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



01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk