



Padholme Road, PETERBOROUGH PE1 5JB

welcome to

Padholme Road, PETERBOROUGH

- Extended 3 / 4 Bedroom Family Home in Eastfield
- Open plan Kitchen Diner
- Private quiet south facing Garden
- Off road Driveway Parking
- Local Schools and Shops on the doorstep

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£275,000

" Well presented, extended family home" Close to the City, we are pleased to offer this spacious property consisting of open plan Living Dining Rooms, fitted Kitchen, utility area and Cloak Room, converted Garage perfect as an additional Bedroom or Study / Play Room. To the first floor, two Double Bedrooms and a Single plus a Family Bathroom. To the front, off road Driveway Parking and to the rear, enclosed Garden laid to lawn and pathway. The property benefits from Solar electricity and is 3rd party owned and maintained offering free Electricity. Both Boiler, Facials, flat roof extension have been updated. Viewings are highly recommended.

Open Plan Living Fining Room

Kitchen

Cloak Room

Family Room / Bedroom 4

Bedrooms

Family Bathroom

view this property online williamhbrown.co.uk/Property/PCG123387



Property Ref:
PCG123387 - 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 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk