



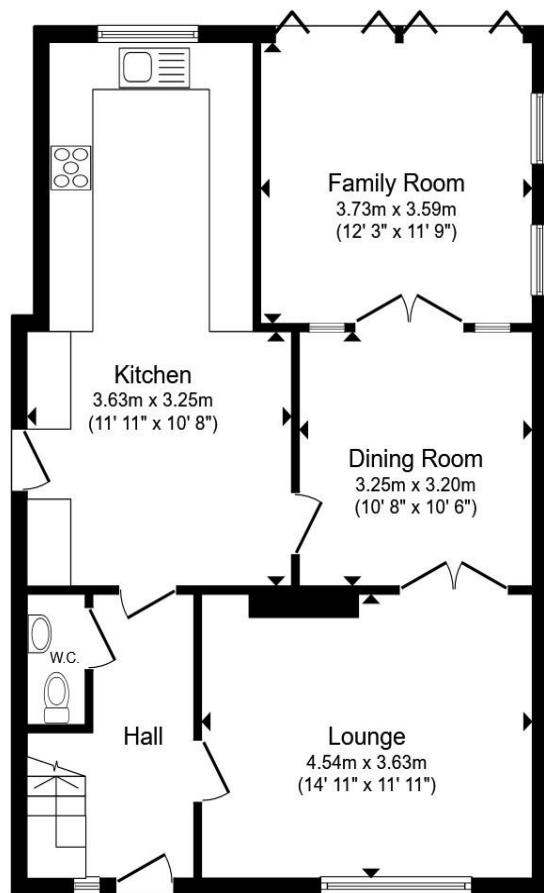
Peterborough Road, Whittlesey Peterborough PE7 1NJ

welcome to

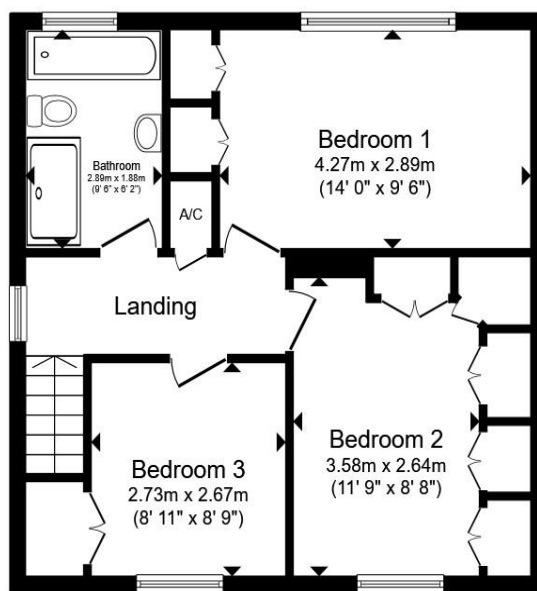
Peterborough Road, Whittlesey Peterborough

William H Brown are pleased to offer this beautifully presented three bedroom detached extended house located in the popular area of Whittlesey in Peterborough. To the ground floor this stunning family home comprises of entrance hall, cloakroom, kitchen/breakfast room, lounge, dining room and garden room. To the first floor there are three double bedrooms and a four piece suite family bathroom. To the outside there is a fully enclosed mature rear garden mainly laid to lawn with a patio area, a summer house and access to the back of the garage. To the front of the property there is a good sized blocked paved driveway that leads to the garage with an electric up and over door.

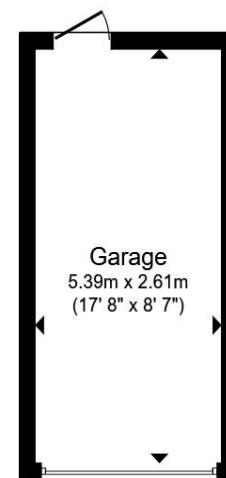




Ground Floor



First Floor



Garage

Total floor area 134.7 m² (1,450 sq.ft.) approx

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.propertybox.io



Entrance Room

11' 9" (into stairs) (max) x 7' 6" (3.58m
(into stairs) (max) x 2.29m)

Cloakroom

Kitchen/Breakfast Room

22' 7" x 11' 9" (6.88m x 3.58m)

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Garden Room

Landing

Bedroom One

14' x 9' 6" (4.27m x 2.90m)

Bedroom Two

11' 10" x 8' 7" (3.61m x 2.62m)

Bedroom Three

8' 10" x 8' 8" (2.69m x 2.64m)

Family Bathroom

9' 4" x 6' 1" (2.84m x 1.85m)

Rear Garden

Garage

17' x 8' 6" (5.18m x 2.59m)

Summer House

13' 6" x 7' 7" (4.11m x 2.31m)

To The Front

welcome to

Peterborough Road, Whittlesey Peterborough

- Detached Home
- Three Double Bedrooms
- Three Reception Rooms
- Single Garage
- Driveway for four cars
- Four Piece Bathroom
- Cloakroom

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

offers over
£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104882



Property Ref:
FLE104882 - 0003

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.



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