Swan Gardens, Peterborough PE1 4SB

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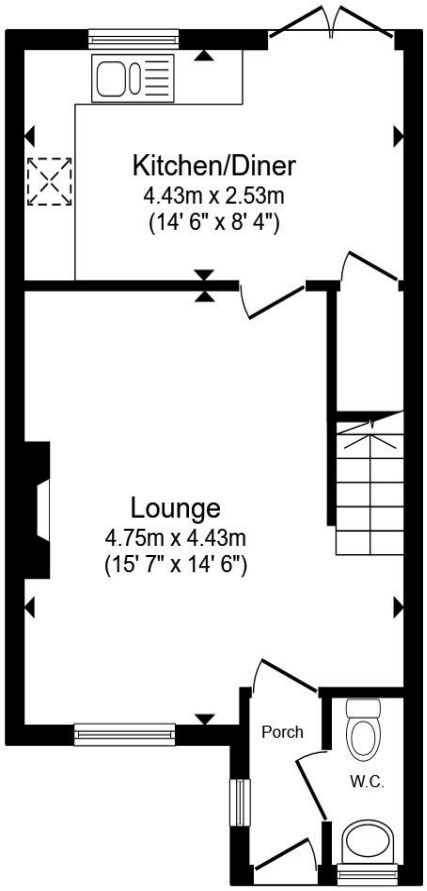
h brown

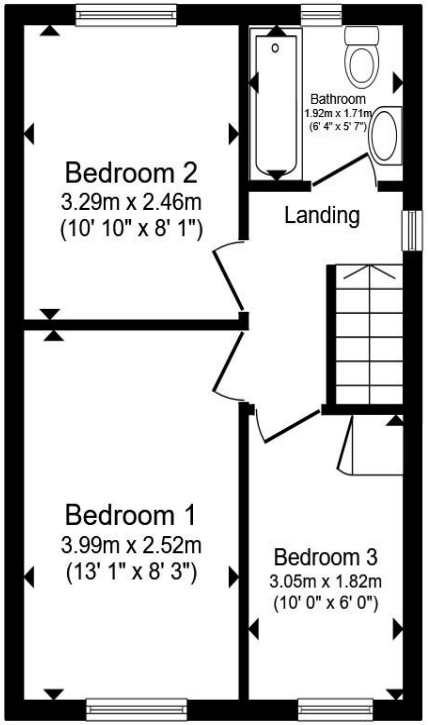
welcome to

Swan Gardens, Peterborough

Semi detached 3 bedroom family home in Parnwell. This well presented family home is perfect if you are looking to upsize. The property boasts Driveway, cloak room, Kitchen Diner wit patio door garden access, larger Living Room with laminate flooring, rear garden with Patio and lawn, all enclosed, 3 piece Bathroom and 2 double and one single Bedroom. This is a lovely opportunity and viewings highly recommended. No onward Chain. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Living Room

Kitchen Diner

Bedrooms

Bathroom

Total floor area 68.6 m² (738 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

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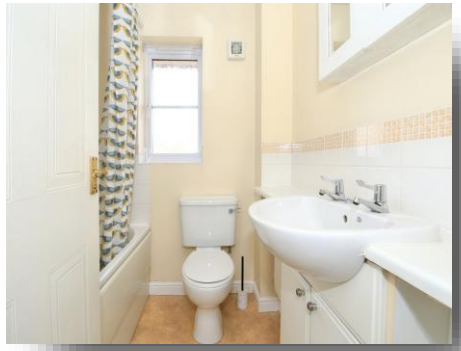
Swan Gardens, Peterborough

- 3 Bedroom Semi Detached Family Home in Parnwell
- Well presented
- Enclosed rear Garden, Drive way Parking
- Quiet spot in a cul de sac
- Easy access to local Schools and shops
- Short bus route to the City
- No Onward Chain
- Previous let property with EICR and Gas Safety

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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123795

The Property Ombudsman

Property Ref:
PCG123795 - 0007

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.

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