



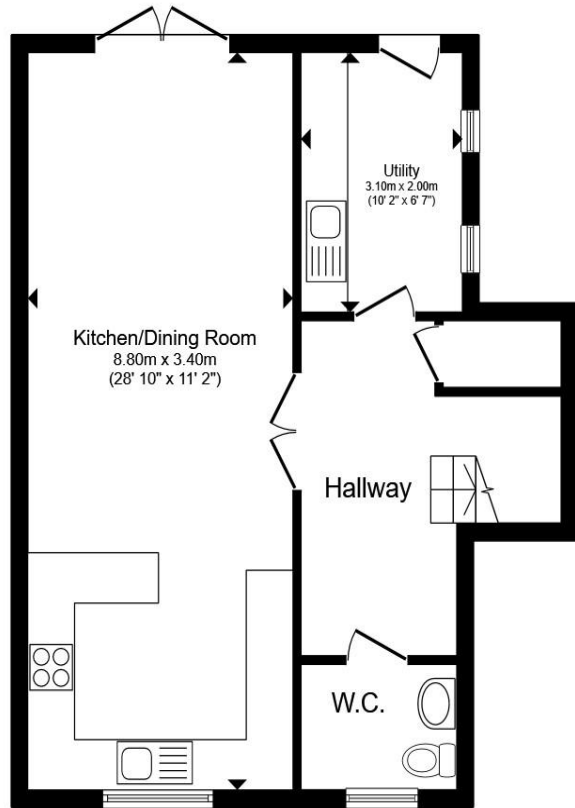
Hawksbill Way, PETERBOROUGH PE2 8NS

welcome to

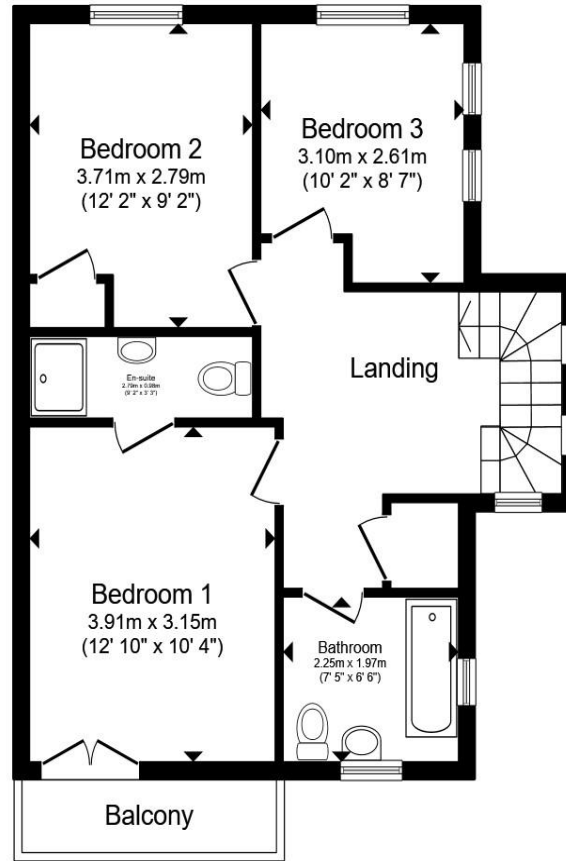
Hawksbill Way, PETERBOROUGH

William H Brown are delighted to present this modern, eco-friendly family home, ideally situated within easy walking distance of Peterborough City Centre and the Train Station. Beautifully presented throughout, the property welcomes you with a spacious entrance hall, a convenient cloakroom, utility room and a stylish open-plan lounge/kitchen on the ground floor — perfect for both family living and entertaining. Upstairs, the home offers three generously sized double bedrooms, including a superb principal bedroom with en-suite shower room, complemented by a contemporary family bathroom. Externally, the property continues to impress with a good-sized enclosed rear garden, a private wrap-around front garden and two allocated parking spaces to the front. Further benefits include uPVC triple glazing, gas central heating, an attractive high-specification kitchen with built-in appliances, a separate utility room and a large lounge featuring bi-fold doors that seamlessly open onto the garden. The home also boasts eco-friendly features such as solar panels and a rainwater harvesting system. Early viewing is highly recommended.





Ground Floor



First Floor

- Entrance Hall**
- Open Plan
Lounge/Kitchen/Diner**
- Wc**
- Utility Room**
- Landing**
- Bedroom One**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

Total floor area 119.8 m² (1,289 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



welcome to

Hawksbill Way, PETERBOROUGH

- SOLD WITH NO CHAIN
- THREE BEDROOMS
- OPEN PLAN LIVING
- UTILITY ROOM
- ECO-FRIENDLY FEATURES INCLUDING SOLAR PANELS, TRIPLE GLAZING, SOLAR PANELS AND RAIN WATER HARVESTING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 12.66

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE104988](https://www.williamhbrown.co.uk/Property/FLE104988)



Property Ref:
FLE104988 - 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 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)