



**Croyland Road, Peterborough PE4 6HG**

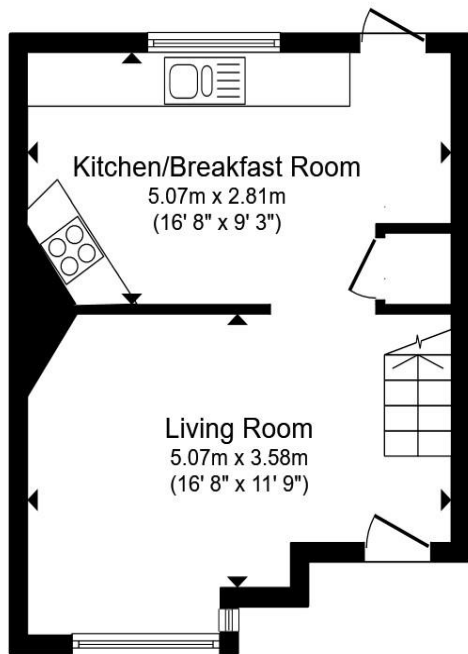
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## Croyland Road, Peterborough

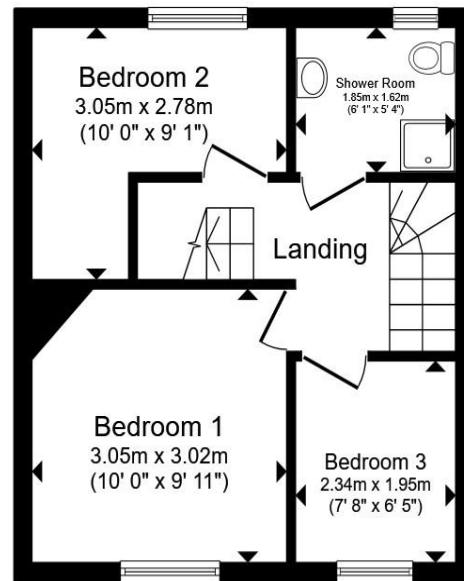
\*\*\*NO CHAIN\*\*\*

Immaculately Renovated Four-Bedroom Home with EV Charging & Extensive Off-Road Parking. This outstanding four-bedroom terraced property has been renovated to an exceptionally high standard throughout and is offered as a true turn-key home, ready for its new owner to move straight in. Set back from the road, the property boasts a generous driveway with off-road parking for up to four vehicles, further enhanced by the addition of an electric car charging point, making this home ideal for modern living. Upon entry, you are welcomed into a large and comfortable lounge, perfect for both relaxing and entertaining. To the rear sits a spacious and contemporary kitchen, offering excellent worktop and storage space with direct access into the garden. The rear garden is well sized, providing an excellent outdoor space for families, entertaining, or enjoying quieter moments at home. The first floor comprises three good-sized bedrooms and a modern family bathroom, all finished to a high standard. Completing the accommodation is an impressive loft conversion, forming a substantial fourth bedroom, ideal as a main bedroom, guest suite, or home office. The property has been fully redecorated and rewired throughout, allowing complete peace of mind and offering a blank canvas for any future customisation. New Vaillant boiler and upgraded heating system and Hive smart heating controls complete the property.

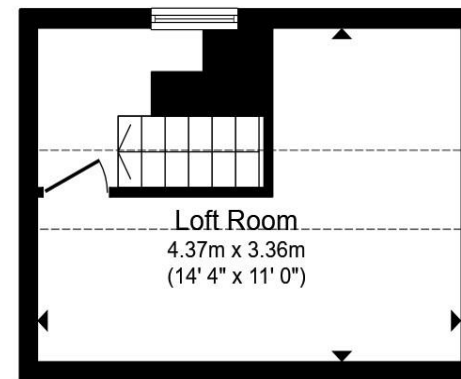




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 79.6 m<sup>2</sup> (856 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](http://www.propertybox.io)

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## Croyland Road, Peterborough

- Four-bedroom terraced home
- Extensive renovation to a high standard
- Large lounge and kitchen
- Large loft-converted fourth bedroom
- All windows and doors under warranty

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123534](https://www.williamhbrown.co.uk/Property/PCG123534)



Property Ref:  
PCG123534 - 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.



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