



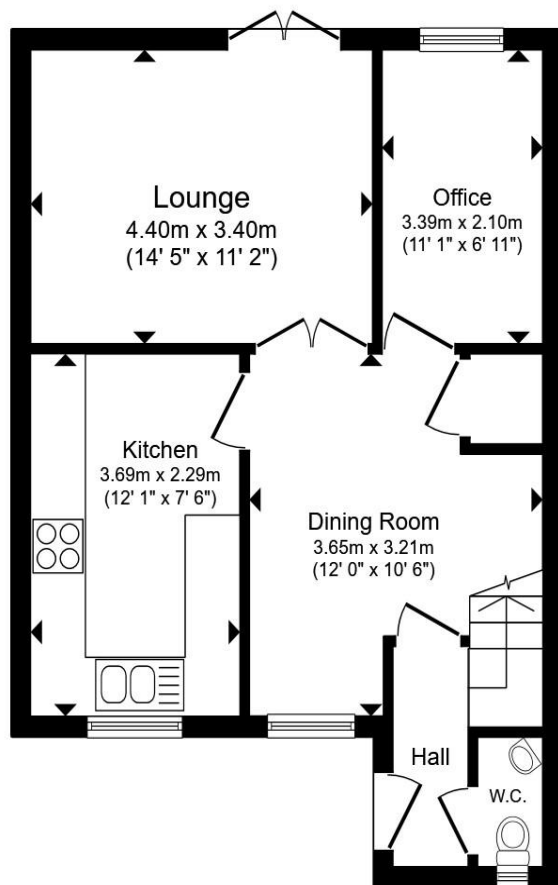
Gostwick, Orton Brimbles PETERBOROUGH PE2 5XG

welcome to

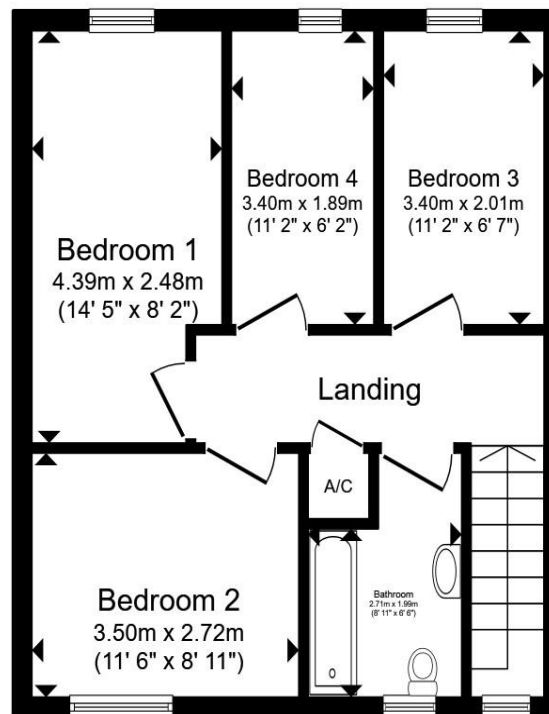
Gostwick, Orton Brimbles PETERBOROUGH

Family Home in popular Orton Brimbles. This great value mid terrace home offers 4 Bedrooms, two double and two singles and Bathroom as well as separate Kitchen, Living Room, Dining Room, Office and a downstairs cloak Room. To the rear, an enclosed Garden and to the front off road Parking. The property will be a popular choice due to location and flexibility of living and i would highly recommend early Viewings. Being Sold with No onward Chain. Please note that the AML fee covers 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

Kitchen

Study

Dining Room Area

Living Room

Cloak Room

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Total floor area 78.5 m² (845 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

Gostwick, Orton Brimbles PETERBOROUGH

- Family Home in popular Orton Brimbles
- 4 Bedrooms with Living Room, Kitchen, Dining Room, Cloak room and Office
- Quiet cul de sac location
- Close to good Schools, local Shops & Ferry Meadows
- Quick bus ride to Peterborough City

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123750



Property Ref:
PCG123750 - 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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