





Everest Way, PETERBOROUGH PE7 0LS

william h brown

welcome to

Everest Way, PETERBOROUGH

William H Brown is delighted to present this beautifully maintained three-bedroom semi-detached family home, situated in the highly sought-after Hempsted development. Ready to move straight into, this fantastic property offers well-planned and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a modern kitchen/diner ideal for entertaining, a convenient cloakroom/WC, and a spacious lounge perfect for relaxing with family and friends. Upstairs, the property boasts three bedrooms, including a generous principal bedroom with en-suite facilities, alongside a stylish family bathroom. Externally, the home continues to impress with a driveway providing off-road parking for two vehicles and a garage, which has been partially converted to create a practical home office or additional family room, offering excellent flexibility to suit a variety of lifestyles. An ideal first-time purchase or family home, the property enjoys a prime location within walking distance of the popular Serpentine Green Shopping Centre, highly regarded local schools, and a range of everyday amenities. Excellent transport links provide easy access to Peterborough City Centre, the train station, and major road networks, making this an exceptional opportunity for commuters and families alike. Early viewing is highly recommended to fully appreciate this wonderful home. Don't miss out, call William h Brown now to arrange the viewing on 01733 896598!



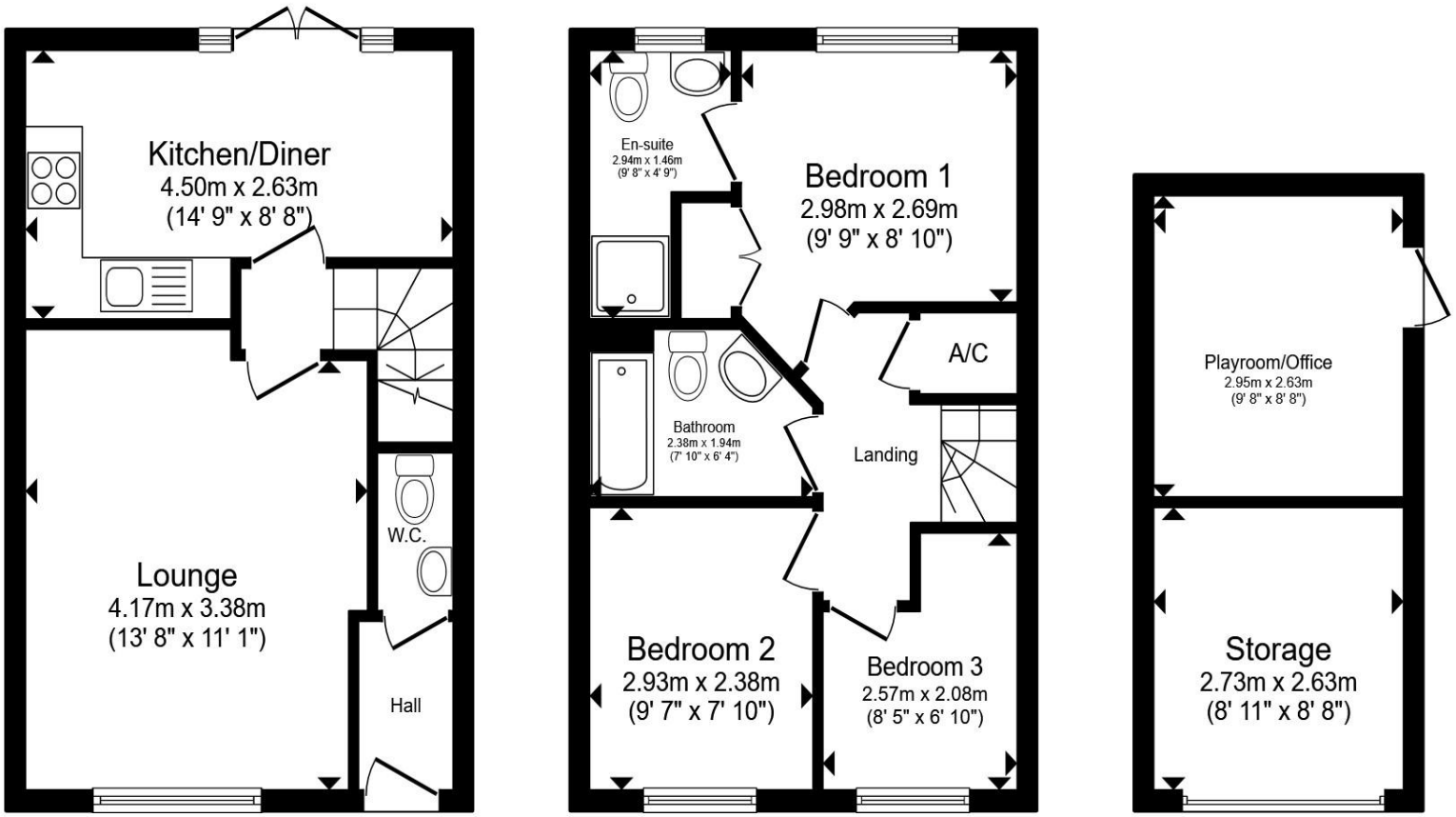












Ground Floor **First Floor** **Outbuilding**

Total floor area 65.1 m² (701 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

william h brown

Entrance Hall

Lounge

Kitchen/Diner

Wc

Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Agents Note

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.

welcome to

Everest Way, PETERBOROUGH

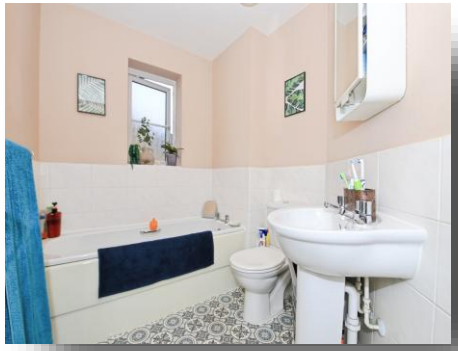
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE TO THE MASTER
- KITCHEN/DINER
- CLOAKROOM DOWNSTAIRS
- GARAGE PARTLY CONVERTED FOR AN OFFICE SPACE
- DRIVE FOR TWO CARS
- CLOSE LINK TO SERPENTINE GREEN SHOPPING CENTRE AS WELL AS A1 AND OTHER MAJOR ROAD LINKS

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

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105289

The Property Ombudsman

Property Ref:
FLE105289 - 0002

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

01733 896598

fletton@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.