



Kirkwood Close, Peterborough PE3 6BL



welcome to

Kirkwood Close, Peterborough

- No onward chain
- Two-bedroom first floor flat
- Spacious and well-balanced accommodation
- Single garage providing parking or storage
- Convenient and well-connected location

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge:£0.00
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.

£150,000

view this property online williamhbrown.co.uk/Property/PCG123433



Property Ref:
PCG123433 - 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.

A well-presented two-bedroom first floor flat, offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The property offers well-balanced accommodation, including a bright and comfortable living area, a fitted kitchen, and two well-proportioned bedrooms. A modern bathroom serves the property, whilst electric supplies ensure warmth and efficiency throughout the year. Externally, the property further benefits from a single garage, providing secure parking or valuable additional storage space. With its practical layout, excellent potential, and chain-free status, this property represents a fantastic opportunity for a straightforward and hassle-free purchase.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk