



**Crystal Drive, Peterborough PE2 9RJ**

**welcome to**

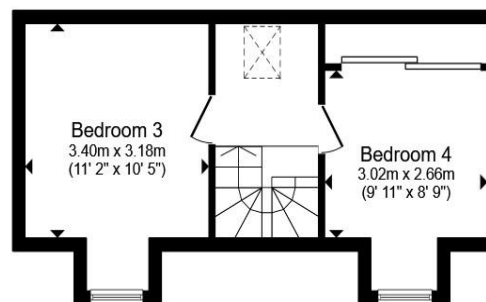
## **Crystal Drive, Peterborough**

\*\*\* No Onward Chain \*\*\* Situated in a popular residential location and offered to the market with no onward chain, this spacious four-bedroom detached family home provides versatile accommodation across three floors, making it an ideal purchase for growing families. The ground floor comprises a welcoming lounge, a well-appointed kitchen, a bright and airy conservatory, a practical utility room, and a convenient downstairs WC. The layout offers excellent living space for both everyday family life and entertaining guests. To the first floor, you will find two bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom. The second floor hosts two further well-proportioned and identical bedrooms, providing flexible space for children, guests, or those working from home. The property is presented in fairly good condition throughout, allowing buyers to move straight in whilst still offering potential to personalise to their own taste. With its spacious accommodation, versatile layout, and the added benefit of no onward chain, this detached home represents an excellent opportunity for families and investors alike. 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.

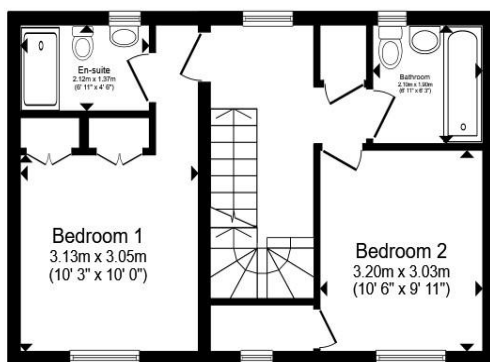




**Ground Floor**



**Second Floor**



**First Floor**

Total floor area 112.0 m<sup>2</sup> (1,205 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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## **Crystal Drive, Peterborough**

- Four Bedrooms
- Detached
- No Onward Chain
- Spacious Lounge
- Conservatory
- Downstairs WC
- En-Suite

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PCG123974 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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