



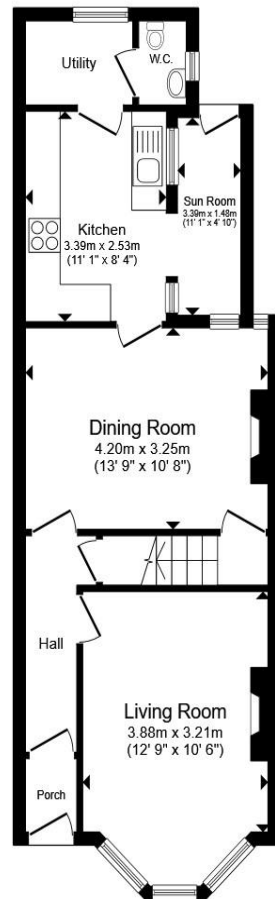
Victoria Street, Old Fletton Peterborough PE2 9ED

welcome to

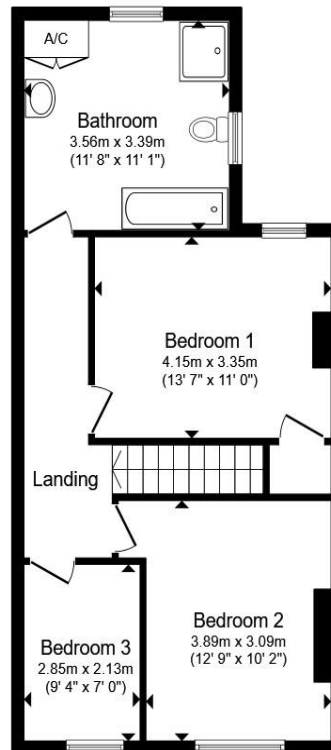
Victoria Street, Old Fletton Peterborough

SOLD WITH NO CHAIN William H Brown is delighted to present this charming and characterful three-bedroom traditional terraced home, ideally situated in the ever-popular Fletton area. Offering a wonderful blend of period charm and modern convenience, this lovely property is perfectly positioned within easy reach of Peterborough City Centre, the train station, well-regarded local schools, and a wide range of everyday amenities. The accommodation briefly comprises a welcoming entrance hall, a cosy lounge, a spacious dining room, a fitted kitchen, utility area, cloakroom, and a lean-to on the ground floor. Upstairs, the property boasts three generously sized bedrooms and a family bathroom. Externally, the home enjoys a neat front garden, a beautifully maintained and enclosed rear garden providing the perfect space for relaxing or entertaining, and the added benefit of off-road parking to the rear.





Ground Floor



First Floor

Total floor area 108.3 m² (1,166 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

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

Victoria Street, Old Fletton Peterborough

- CHARMING TERRACED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- VERY WELL LOOKED AFTER
- OFF ROAD PARKING
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105189



Property Ref:
FLE105189 - 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 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.



william h brown



01733 896598



fletton@williamhbrown.co.uk



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



williamhbrown.co.uk