



Southfields Avenue, PETERBOROUGH PE2 8RZ

welcome to
Southfields Avenue,
PETERBOROUGH

- END-TERRACE HOME
- THREE BEDROOMS
- LOUNGE/DINER
- SPACIOUS KITCHEN
- UTILITY SPACE

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

£240,000

William H Brown is delighted to present this charming three-bedroom end-terrace home, ideally situated in the ever-popular area of Stanground, Peterborough. Perfectly suited to first-time buyers, growing families, or investors alike, this well-presented property offers comfortable and versatile living accommodation throughout.

Upon entering, you are welcomed by an entrance hall leading into a spacious lounge/diner, providing the ideal space for relaxing or entertaining. The ground floor also benefits from a generously sized kitchen, a practical utility area, and a convenient WC.

Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom, offering ample space for family living.

Externally, the home enjoys a neat front garden, while to the rear you'll find a private and enclosed garden, perfect for enjoying the warmer months. A garage located to the rear of the property provides additional storage and parking options.

The location is a real highlight, positioned right next to a highly regarded primary school and within easy walking distance of local shops, amenities, and everyday conveniences. Peterborough City Centre and the train station are also just a short drive away, making this an excellent choice for commuters.

Don't miss this fantastic opportunity to make this lovely home your own. Contact William H Brown today on 01733 896598 to arrange your viewing!

Entrance Hall

Lounge/Diner

21' 2" x 10' 5" (6.45m x 3.17m)

Kitchen

11' 6" x 9' 2" (3.51m x 2.79m)

WC

Landing

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom Three

9' x 9' 4" (2.74m x 2.84m)

Bathroom

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.

view this property online williamhbrown.co.uk/Property/FLE105125



Property Ref:
FLE105125 - 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.

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