



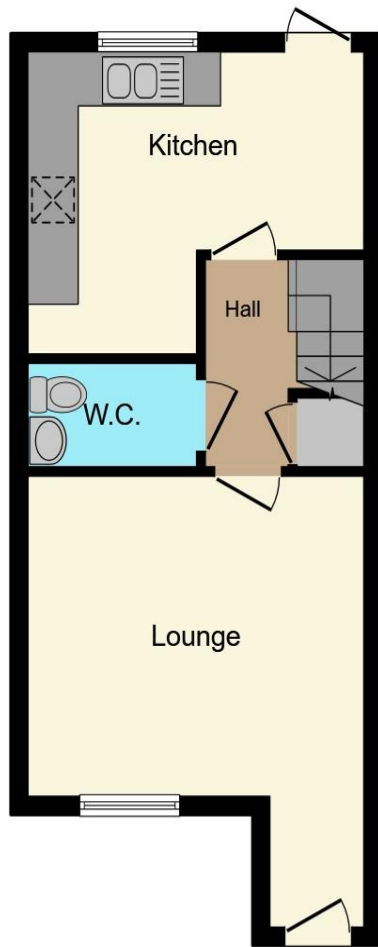
Burnham Crescent, Hampton Woods Peterborough PE7 8UT

welcome to

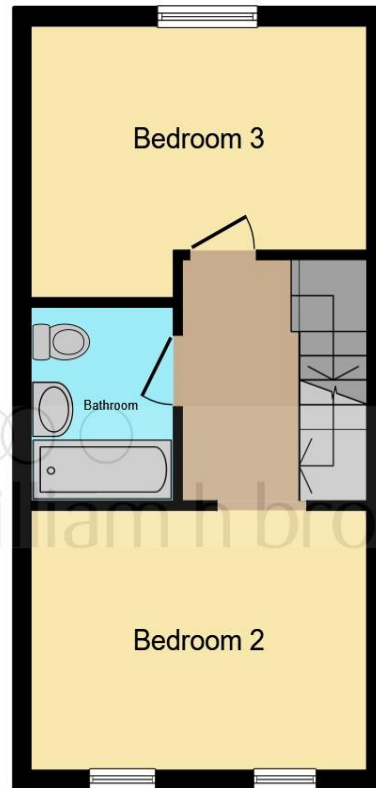
Burnham Crescent, Hampton Woods Peterborough

SOLD WITH NO CHAINONLY 1 YEAR OLD *** William H Brown is pleased to offer this beautiful and still like new townhouse located in a very popular Hampton Woods estate in Peterborough. This modern family home briefly comprises of, lounge, kitchen/diner and cloakroom at the ground floor. two bedrooms and a family bathroom on the first floor, and master bedroom with good size en-suite to the top floor. On the outside there is an enclosed garden and allocated parking for two cars to the rear. Ready to move in with 9 years of NBC guarantee still in place, this property is an ideal first time buyers purchase.

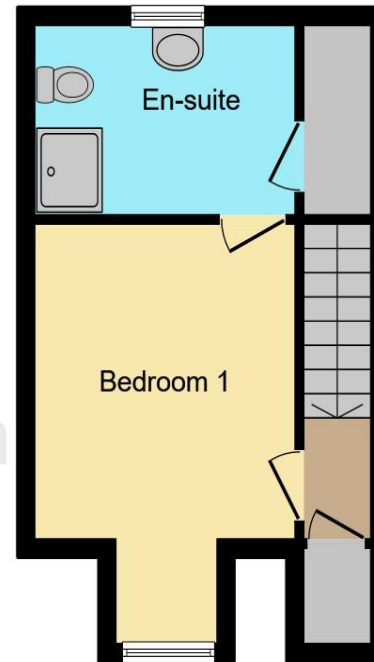




Ground Floor



First Floor



Second Floor

Lounge

12' 8" x 11' 6" (3.86m x 3.51m)

WC

Kitchen/Diner

12' 7" x 11' 5" (3.84m x 3.48m)

Landing

Bedroom Two

13' 6" x 7' 1" (4.11m x 2.16m)

Bedroom Three

12' 8" x 9' 7" (3.86m x 2.92m)

Family Bathroom

Landing

Master Bedroom

13' 5" x 9' 5" (4.09m x 2.87m)

En-Suite

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.focalagent.com

welcome to

Burnham Crescent, Hampton Woods Peterborough

- 9 YEARS OF NHBC GUARANTEE IN PLACE
- SOLD WITH NO ONWARD CHAIN
- TOWNHOUSE
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: B
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/FLE104771



Property Ref:
FLE104771 - 0007

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.



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