



**Sheepwalk, Peterborough PE4 7BL**

welcome to

## Sheepwalk, Peterborough

- Three Bedroom
- No Onward Chain
- Ideal for FTB and Investors
- Close to local amenities
- Scope to add value

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in excess of  
**£175,000**

Offered to the market with no onward chain, this three-bedroom property is in the popular PE4 area of Peterborough and presents an excellent opportunity for both first-time buyers and investors alike. The property needs some TLC, offering plenty of scope for renovation and improvement. With a well-proportioned layout, it provides a solid foundation for buyers looking to modernise and add value, whether as a personal residence or a buy-to-let investment. Conveniently positioned close to a wide range of local amenities, including shops, schools and transport links, Sheep Walk is a well-connected and practical location with continued demand.

**view this property online** [williamhbrown.co.uk/Property/PCG123002](http://williamhbrown.co.uk/Property/PCG123002)

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.

**Property Ref:**

PCG123002 - 0002



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