





**Willonholt, Peterborough PE3 7LT**

william h brown

*welcome to*

# Willonholt, Peterborough

Previously a let property, with EICR and Gas safety in place, this 3  bedroom property, whilst in need of a refresh, is set in a great location and will make a lovely home with a little effort. It consists of Kitchen Diner with patio doors to the easy care rear garden and allocated parking space, Living Room and large understairs storage room. To the first  floor, a large Double Bedroom and two smaller Doubles, Family Bathroom and separate WC.  It is being sold with no no onward chain and viewings highly recommended.  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.

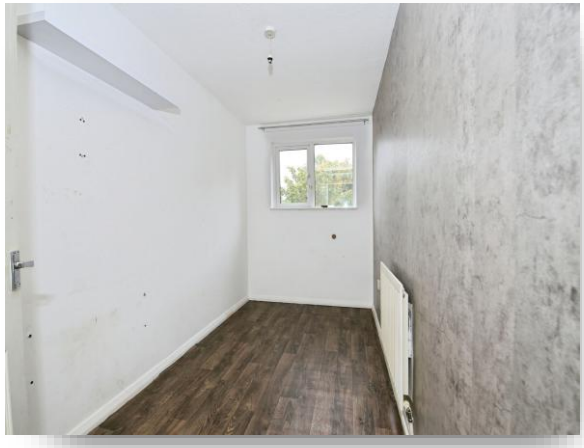


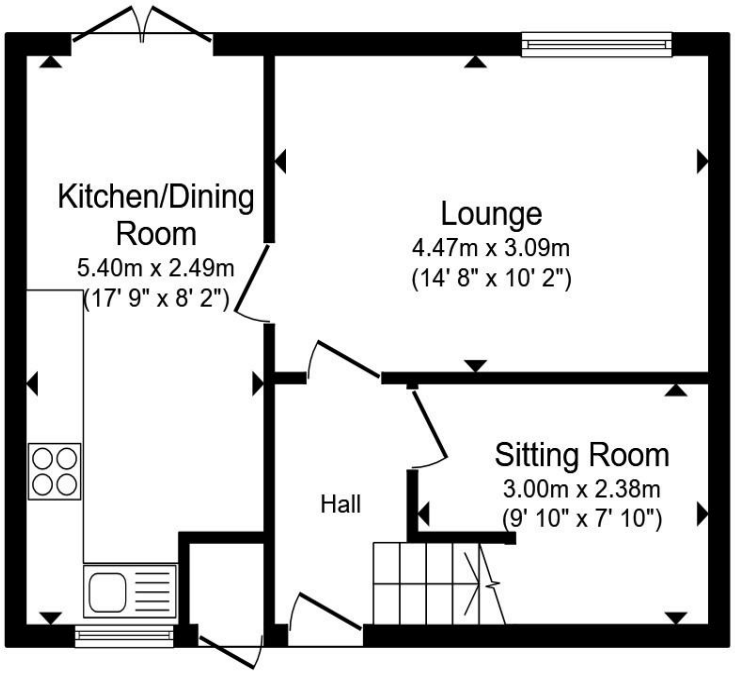




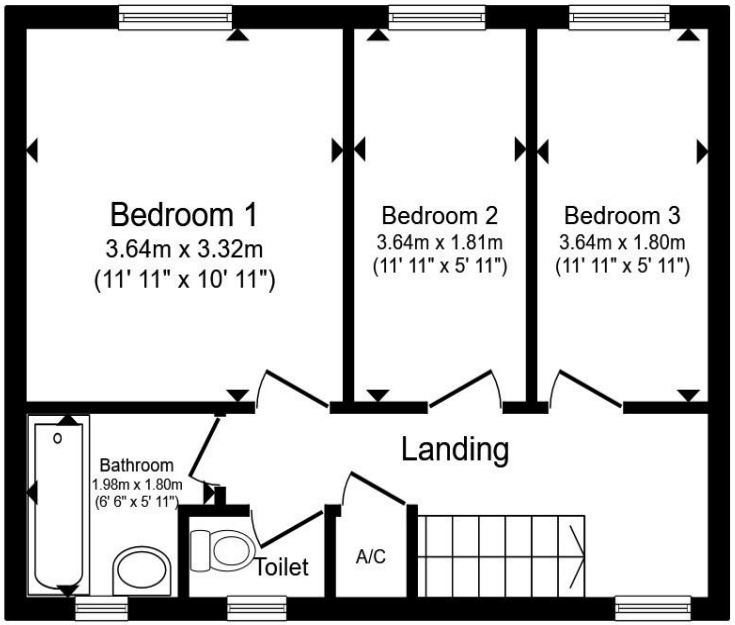









## Ground Floor




## First Floor

**Kitchen Diner**

**Living Room**

**Bathroom**

**Master Bedroom**

**2 Further Bedrooms**

Total floor area 79.0 m² (850 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

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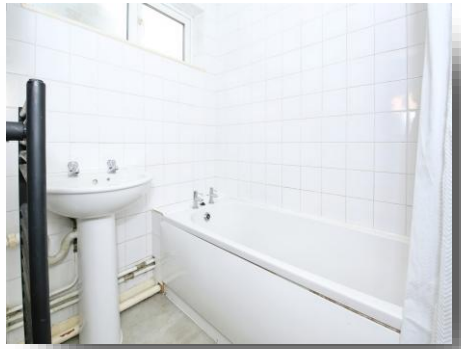
## Willonholt, Peterborough

- Close to Peterborough City Hospital
- Three Bedroom Family Home
- Close to Jack Hunt & Highlees Schools
- In Need of a Refresh
- Kitchen Diner

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

offers in excess of

# £160,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/PCG124085

The Property Ombudsman

Property Ref:
PCG124085 - 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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