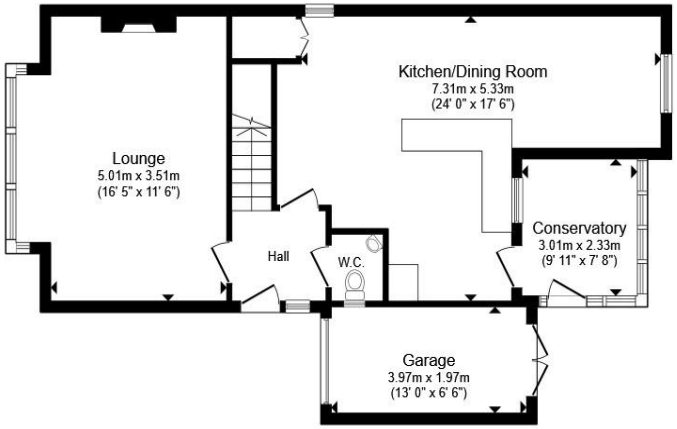
Newark Road, PETERBOROUGH PE1 5YJ

william
h brown

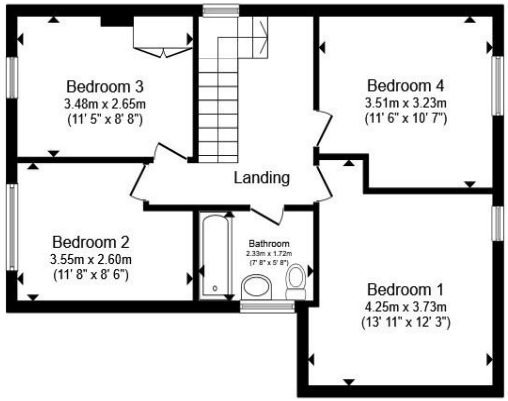
welcome to

Newark Road, PETERBOROUGH

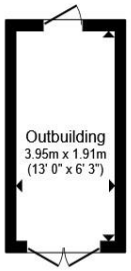
We are delighted to offer this extended four-bedroom detached family home in the popular area of Fengate. This spacious property features a large open-plan kitchen, dining and family room, a separate living room, cloakroom, conservatory with utility area, and a modern family bathroom. Outside, the generous rear garden provides plenty of space for children to play, along with a patio, mature fruit trees, established shrubs, and two large sheds offering excellent storage or workshop potential. To the front, the property benefits from a colourful landscaped garden, a driveway with off-road parking, and a garage. Offering generous and versatile living accommodation, this home is ideal for growing families. Early viewing is highly recommended. Please note that the AML fee covers 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



Outbuilding

Total floor area 139.9 m² (1,506 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

william h brown

Kitchen / Dining / Family Room
24' 2" x 17' 5" (7.37m x 5.31m)

Cloakroom

Living Room
17' 7" x 11' 8" (5.36m x 3.56m)

Bedroom 1
16' 9" x 11' 5" (5.11m x 3.48m)

Bedroom 2
12' 7" x 10' 8" (3.84m x 3.25m)

Bedroom 3
11' 8" x 9' 4" (3.56m x 2.84m)

Bedroom 4
8' 7" x 8' 1" (2.62m x 2.46m)

Bathroom

welcome to

Newark Road, PETERBOROUGH

- Extended 4 Bedroom Detached Family Home
- Larger Kitchen, Dining and Family Area
- Separate Living Room
- Pretty Front and Rear Gardens, Patio and Fruit Trees, two large gardens Sheds
- Driveway and Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£290,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123685

The Property Ombudsman

Property Ref:
PCG123685 - 0009

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

01733 311022

Peterborough@williamhbrown.co.uk

6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.