



Clarence Road, PETERBOROUGH PE1 2LF

welcome to

Clarence Road, PETERBOROUGH

****OFFERED WITH NO FORWARD CHAIN**** Calling all investors and first-time buyers, this is a perfect opportunity to purchase this good sized TWO BED TERRACE property. Briefly comprises Entrance into RECEPTION ONE, RECEPTION TWO, KITCHEN, TWO BEDROOMS and FAMILY BATHROOM. Outside benefits from a garden to the rear. Call now!!





Dining Room
11' 9" x 10' 2" (3.58m x 3.10m)

Kitchen
10' 2" x 6' 1" (3.10m x 1.85m)

Lounge

First Floor And Landing

Bedroom One
10' 9" x 10' 2" (3.28m x 3.10m)

Bedroom Two
11' 9" x 6' 6" (3.58m x 1.98m)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Internal renovation
- No Forward Chain
- Brand new roof
- New Garden
- New Boiler and Loft Installation

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£160,000



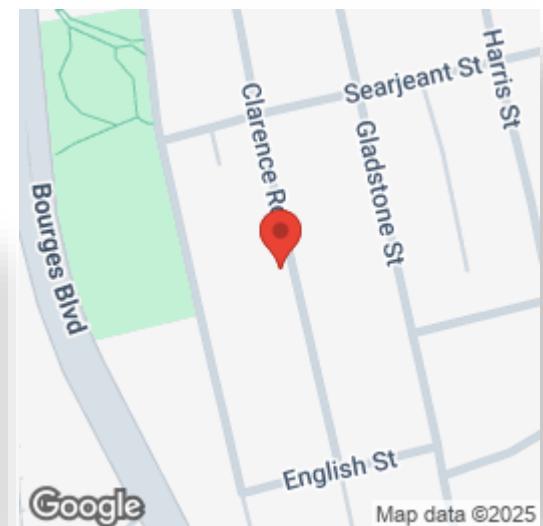
view this property online williamhbrown.co.uk/Property/PCG120413



Property Ref:
PCG120413 - 0021

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.



Please note the marker reflects the postcode not the actual property



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