



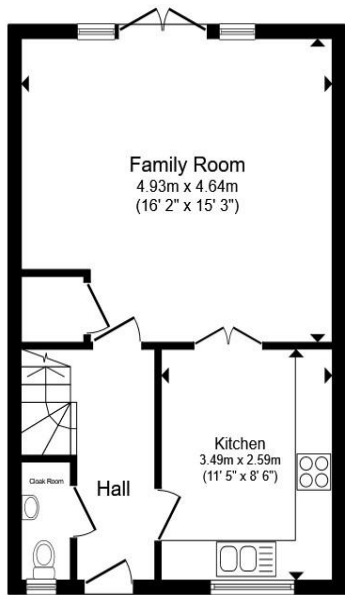
Lyvelly Gardens, PETERBOROUGH PE1 5RR

welcome to

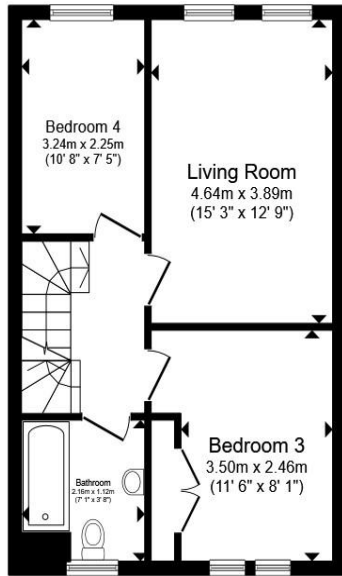
Lyvelly Gardens, PETERBOROUGH

" Well presented Town House ideal for the larger Family in Parnwell" Pleased to offer this spacious, well set out 4 Bedroom family home in popular Parnwell. Set over 3 floors the property offers, Kitchen, Dining and Family Room and Cloak Room to the ground floor. To the first, Two Bedrooms, family Bathroom and a second Living Room. Finally, the top floor, two double bedrooms, both with en suite and wardrobes. Outside, the rear garden is enclosed and offers lawn and recently laid composite decking areas and with mature shrubs. Finally, the property comes with a Double Garage with electricity points and lighting and ample off-road parking. There is also a spacious loft area, fully boarded with lighting. Viewings are highly recommended.

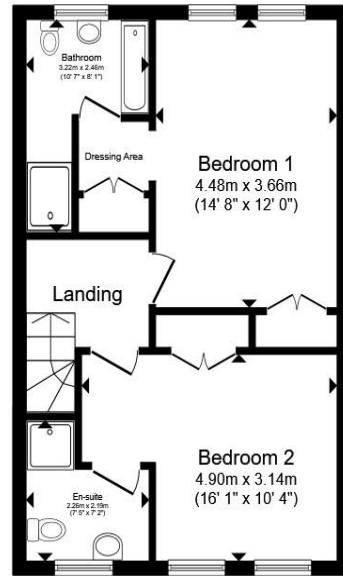




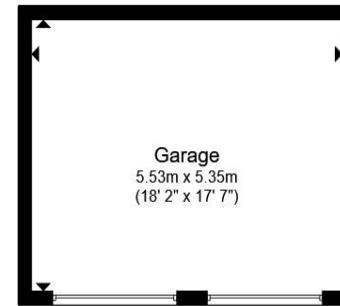
Ground Floor



First Floor



Second Floor



Garage

Total floor area 144.5 m² (1,555 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

welcome to

Lyvelly Gardens, PETERBOROUGH

- Impressive, well presented & spacious 4 Bedroom Town House
- With 2 ensembles and 2 living Dining Rooms
- Three spacious Double Bedrooms
- Modern Kitchens and Bathrooms
- Double Garage and ample off-road parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123601



Property Ref:
PCG123601 - 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.

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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk