





Gazeley Gardens, Farcet Peterborough PE7 3BJ

william h brown

welcome to

Gazeley Gardens, Farcet Peterborough

A well proportioned, deceptively spacious home which offers versatile accommodation, set in a sought after cul de sac location and backs onto fields at the rear. This home has been much improved by the Seller and benefits from a re-fitted kitchen along with many cosmetic upgrades and must be viewed in order to fully appreciate. Farcet is an ideal Villlage for Families, set to the South of Peterborough and offers local amenities to include Village Store / Post Office, Schooling, Village Club & Church. Countryside walks & cycling routes are on the doorstep courtesy of the Crown Lakes & Green Wheel and main Line rail links are available from nearby Peterborough. 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.













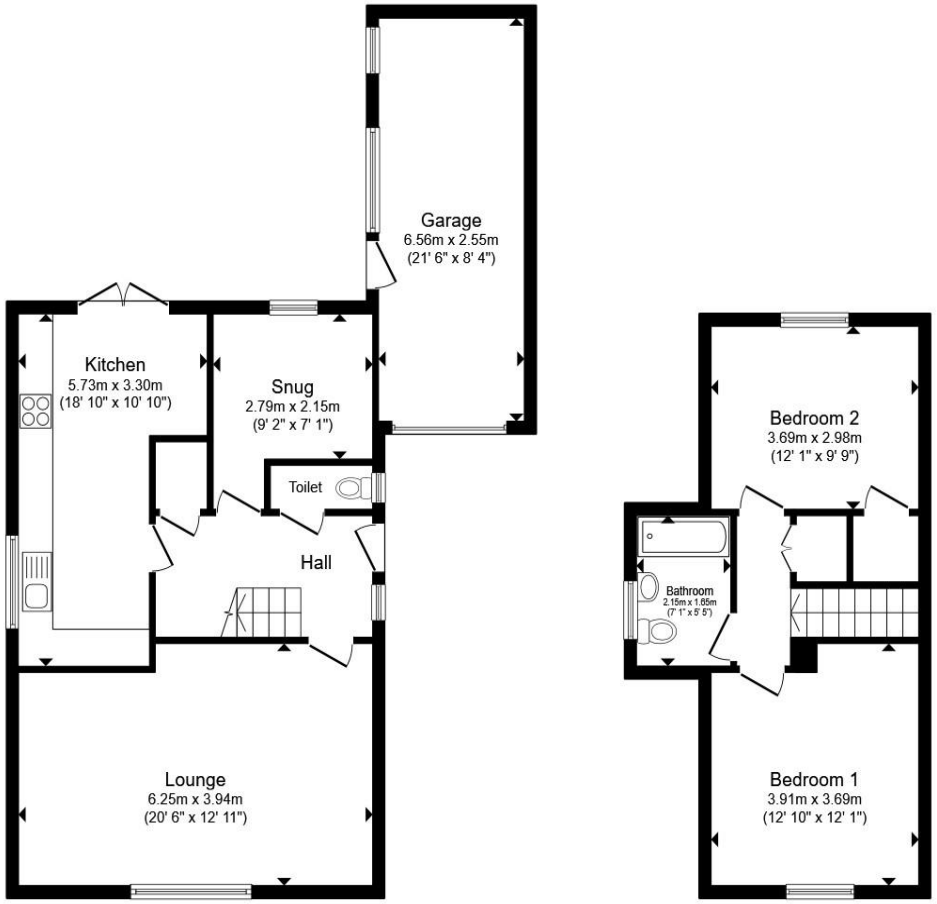

Entrance Hall

Lounge

Family Room / Bedroom 3

Kitchen Diner

Downstairs Wc

Landing

Bedroom 1

Bedroom 2

Bathroom

Outside The Property

Total floor area 110.7 m² (1,191 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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Gazeley Gardens, Farcet Peterborough

- Much improved family home
- Sought after cul de sac location
- Lounge, kitchen diner, downstairs wc
- Ground floor bedroom
- Two first floor bedrooms, bathroom, garage
- Fields to the rear

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

£300,000





view this property online williamhbrown.co.uk/Property/YXZ109917



Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
YXZ109917 - 0002

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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