



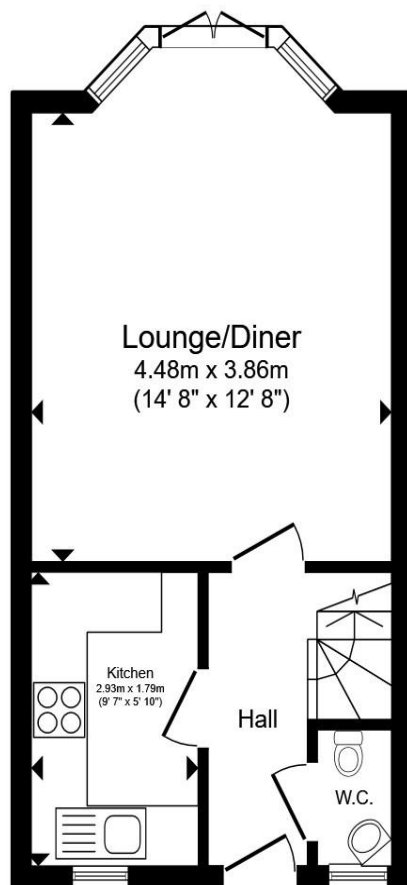
Boleyn Avenue, Peterborough PE2 9RA

welcome to

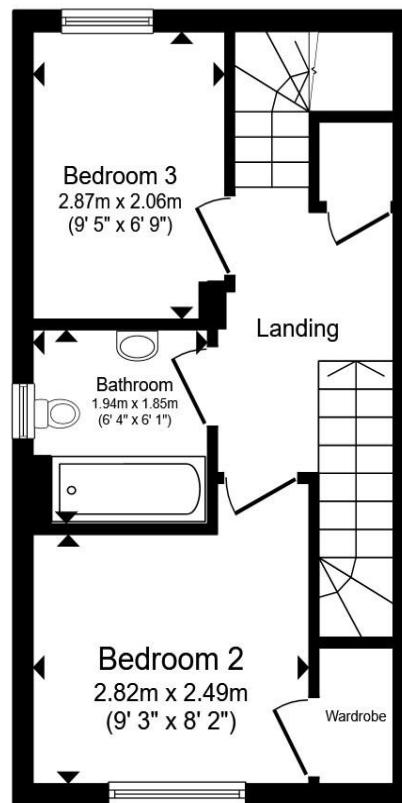
Boleyn Avenue, Peterborough

William H Brown are pleased to offer this beautifully presented three bedroom, end terraced, 3 storey home located in the popular Sugar Way area in Peterborough. This modern family home briefly comprises of entrance hall, cloakroom, kitchen and lounge/diner to the ground floor. First floor there are two bedrooms and a family bathroom. Second floor there is the master bedroom and en-suite shower room. To the outside there is a single garage, drive and front and rear gardens. Sugar Way is located to the south of Peterborough with direct access to the rest of the City through public and private transport. There is an array of local shops and amenities as well as schools. Sugar Way is a popular place to live and close to Ferry Meadows. This home must be viewed to appreciate! 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.

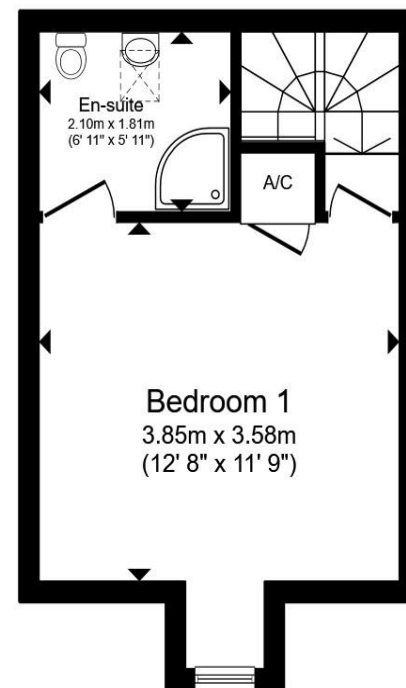




Ground Floor



First Floor



Second Floor

Entrance Hall

9' 6" x 3' 3" (2.90m x 0.99m)

Cloakroom

Kitchen

9' 6" x 5' 9" (2.90m x 1.75m)

Lounge

14' 7" x 12' 7" (4.45m x 3.84m)

Landing

Bedroom Two

9' 3" x 8' 2" (2.82m x 2.49m)

Family Bathroom

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m)

Second Floor

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Ensuite

Rear Garden

Garage

18' 1" x 7' 5" (5.51m x 2.26m)

Total floor area 81.1 m² (872 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

Boleyn Avenue, Peterborough

- END TERRACED TOWN HOUSE
- GARAGE
- DRIVE
- ENSUITE
- CLOAKROOM
- CLOSE TO TOWN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£260,000



view this property online williamhbrown.co.uk/Property/FLE104984



Property Ref:
FLE104984 - 0003

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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