



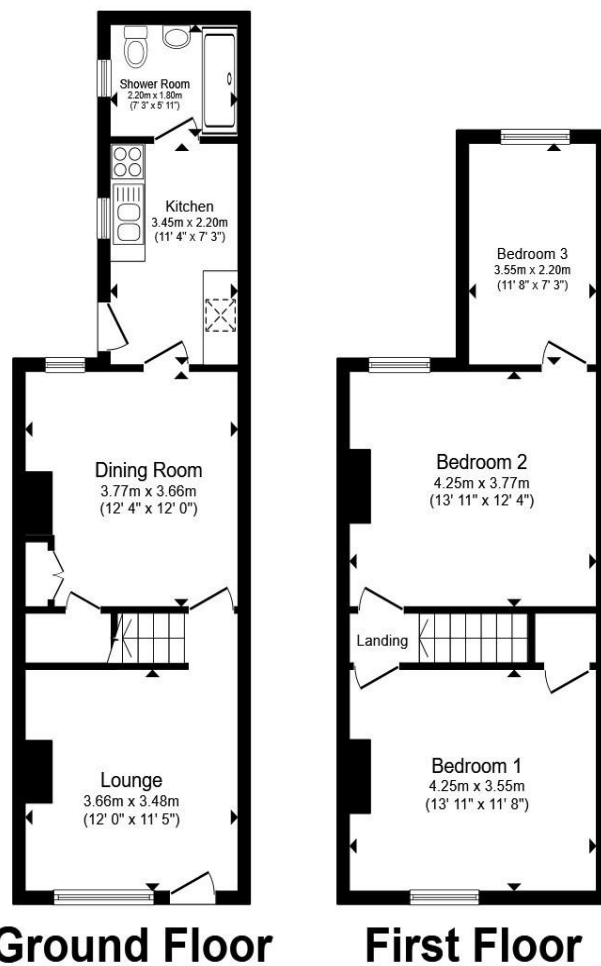
**Duke Street, Peterborough PE2 8EB**

**welcome to**

**Duke Street, Peterborough**

\*\*\*ATTENTION FIRST TIME BUYERS \*\*\* William H Brown are delighted to offer for sale this well presented three bedroom mid terraced house which is in walking distance of local amenities. The property offers, lounge, dining room, kitchen, downstairs bathroom on the ground floor and three bedrooms to the first floor with bedroom three off the main bedroom. Fully enclosed rear garden with gated access to the side. The property is close to shops, schools and a short drive to Peterborough Town Centre. Easy access to road links and a bus stop. Please call the office now to view on 01733 896598!! VIEWING IS HIGHLY RECOMMENDED!





- Lounge**  
12' x 11' 3" ( 3.66m x 3.43m )
- Dining Room**  
12' 4" x 12' 2" ( 3.76m x 3.71m )
- Kitchen**  
11' 5" x 7' 2" ( 3.48m x 2.18m )
- Shower Room**
- Landing**
- Bedroom One**  
13' 9" x 12' 4" ( 4.19m x 3.76m )
- Bedroom Two**  
14' x 11' 6" ( 4.27m x 3.51m )
- Bedroom Three**  
11' 7" x 7' 3" ( 3.53m x 2.21m )

Total floor area 86.0 m<sup>2</sup> (926 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](http://www.propertybox.io)



welcome to

## Duke Street, Peterborough

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- THREE BEDROOMS
- TRADITIONAL TERRACED HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

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

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE104834](http://williamhbrown.co.uk/Property/FLE104834)



Property Ref:  
FLE104834 - 0005

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.



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