



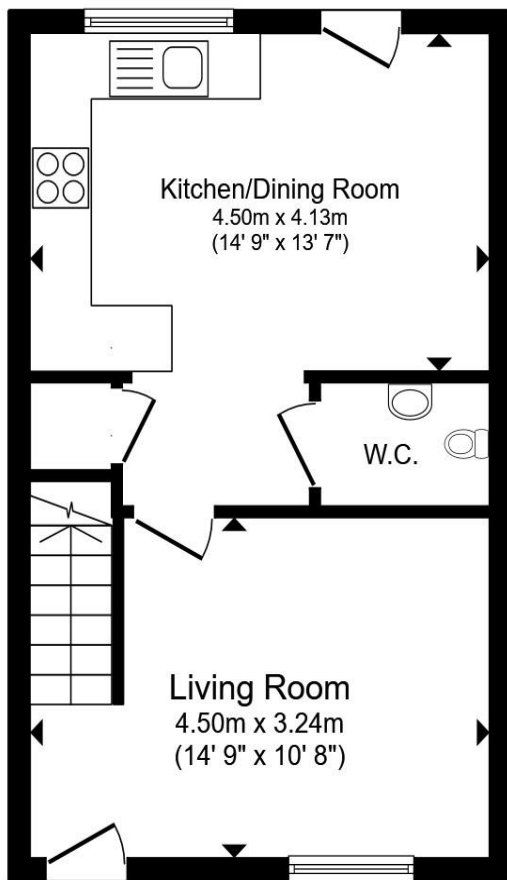
Monarch Avenue, Peterborough PE2 8SU

welcome to

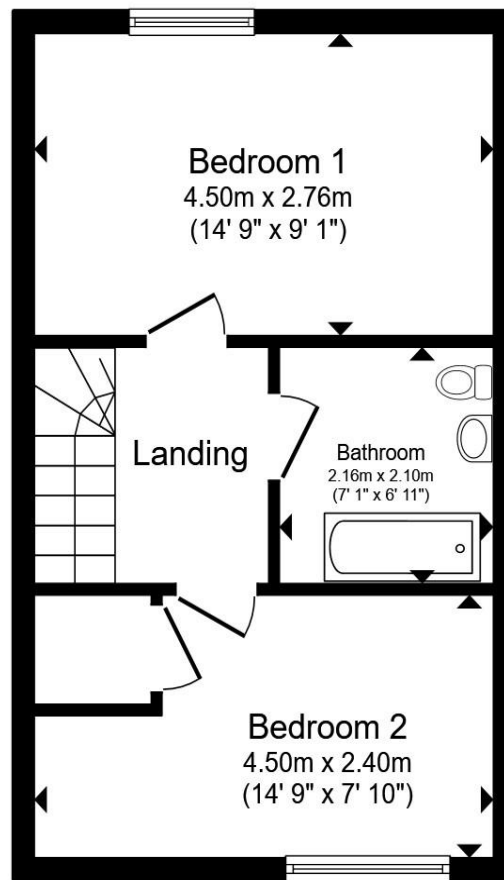
Monarch Avenue, Peterborough

William H Brown is pleased to offer this well-presented two-bedroom home, tucked away in a peaceful cul-de-sac location and ideally suited to first-time buyers, growing families or investors alike. The accommodation comprises a bright and comfortable lounge to the front of the property, leading through to a spacious kitchen/diner at the rear. The kitchen features a range of fitted units, an integrated gas hob and electric oven, as well as space for additional appliances and direct access to the rear garden. To the first floor, the property offers two generously sized double bedrooms, with the second bedroom benefiting from built-in storage. A modern family bathroom completes the accommodation and is fitted with a three-piece suite, including a shower over the bath. Externally, the home enjoys an open-plan front garden and a fully enclosed rear garden, mainly laid to lawn, providing an ideal space for outdoor dining, entertaining or simply relaxing. Further benefits include two allocated parking spaces, solar panels helping to improve energy efficiency and reduce running costs, and a convenient location close to local amenities, schools and transport links. Offering spacious accommodation, private outdoor space and practical modern features, this fantastic home presents an excellent opportunity for buyers looking to step onto the property ladder or add to their investment portfolio.





Ground Floor



First Floor

Total floor area 67.7 m² (729 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

Entrance Hall

Lounge

Kitchen/Diner

WC

Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note

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.

welcome to

Monarch Avenue, Peterborough

- SOLD WITH NO CHAIN
- SPACIOUSE KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- WALKING DISTANCE TO ALL TE LOCAL SCHOOLS AND AMIENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105262



Property Ref:
FLE105262 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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