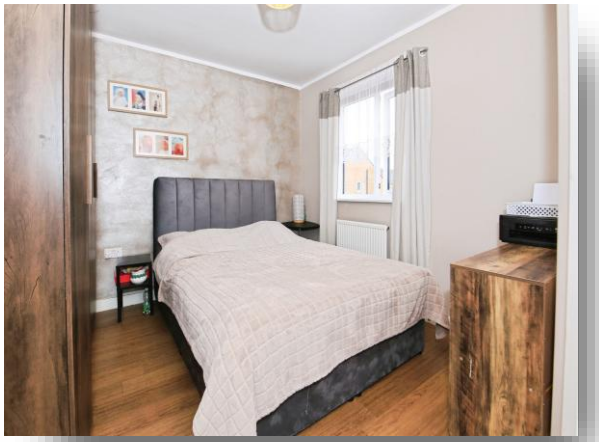
Saxonbury Way, Peterborough PE2 9FB

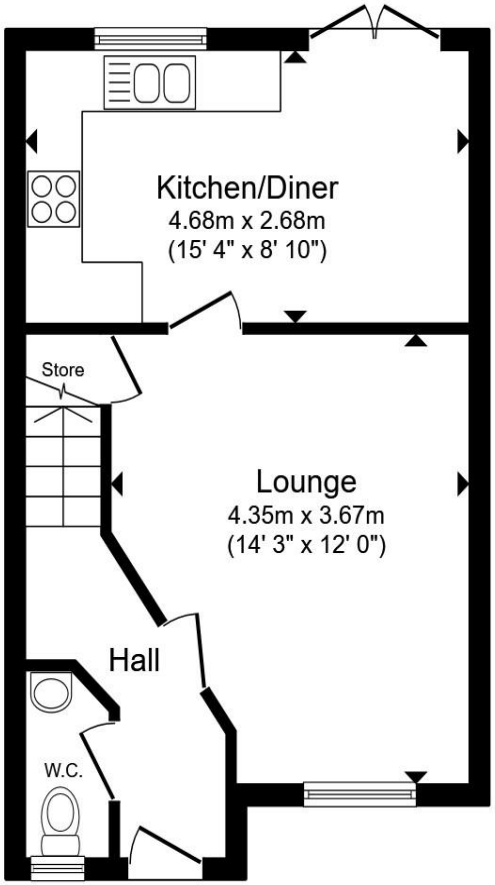
william
h brown

welcome to

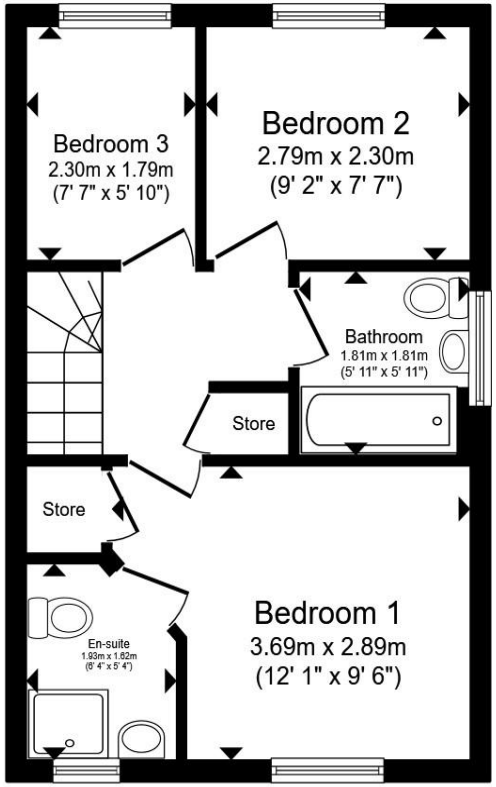
Saxonbury Way, Peterborough

SOLD WITH NO CHAIN William H Brown is delighted to present this well-proportioned three-bedroom semi-detached home, situated in the highly sought-after area of Hempsted, Peterborough. Offering spacious and practical accommodation throughout, this property is ideal for first-time buyers, growing families, or investors alike. The ground floor features a welcoming entrance hall, a convenient cloakroom and a generous lounge with useful under-stairs storage. To the rear, the spacious kitchen/dining room provides ample cupboard and worktop space with French doors opening onto the enclosed rear garden, creating a fantastic space for both everyday living and entertaining. Upstairs, the property offers three bedrooms including a principal bedroom with fitted storage and an en-suite shower room. Two further bedrooms are served by a modern family bathroom. Externally, the property benefits from a private rear garden with both lawn and patio areas, outside lighting and a water tap. Gated rear access leads directly to the parking area located behind the property.





Ground Floor



First Floor

Entrance Hall

WC

Lounge

Kitchen/Diner

Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family 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.

Total floor area 68.9 m² (742 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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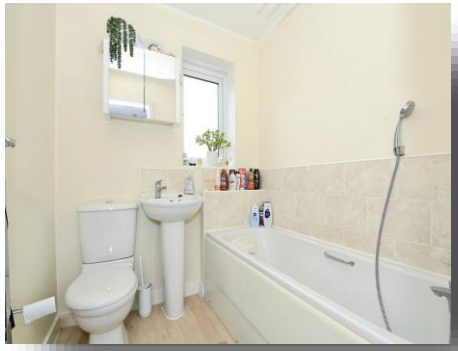
- SOLD WITH NO CHAIN
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO THE MASTER
- OFF ROAD PARKING
- CLOSE LINK TO SERPENTINE GREEN SHOPPING CENTRE AND EASY ACCESS TO A1 AND OTHER MAJOR ROAD LINKS

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 225.00
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



view this property online williamhbrown.co.uk/Property/FLE105228

The Property Ombudsman

Property Ref:
FLE105228 - 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.

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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.