



**Ellwood Avenue, Peterborough PE2 8LY**



## welcome to Ellwood Avenue, Peterborough

\*\*\*SOLD WITH NO CHAIN\*\*\* William H Brown is pleased to present this lovely three-bedroom detached bungalow located in the popular Stanground area of Peterborough. Set on a generous plot, the property briefly comprises an entrance hall, spacious lounge, kitchen, three bedrooms, and a wet room. Outside benefits include a front garden, a very private rear garden, plus a garage lighting and pat tested sockets and storage area and driveway to the side.



**Entrance Hall**

**Lounge/Diner**

15' 2" x 12' 1" ( 4.62m x 3.68m )

**Kitchen**

11' 1" x 10' 1" ( 3.38m x 3.07m )

**Wet Room**

**Bedroom One**

12' 3" x 10' 3" ( 3.73m x 3.12m )

**Bedroom Two**

10' 1" x 10' 1" ( 3.07m x 3.07m )

**Bedroom Three**

8' 9" x 8' 8" ( 2.67m x 2.64m )



***view this property online*** [williamhbrown.co.uk/Property/FLE104912](http://williamhbrown.co.uk/Property/FLE104912)



**welcome to**

## **Ellwood Avenue, Peterborough**

- SOLD WITH NO CHAIN
- DETACHED BUNGALOW
- THREE BEDROOMS
- GOOD SIZE LOUNGE/DINER
- GOOD SIZE, PRIVATE GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE104912](http://williamhbrown.co.uk/Property/FLE104912)



Property Ref:  
FLE104912 - 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.



**william h brown**



**01733 896598**



[fletton@williamhbrown.co.uk](mailto:fletton@williamhbrown.co.uk)



122 High Street, Fletton, PETERBOROUGH,  
Cambridgeshire, PE2 8DP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**