



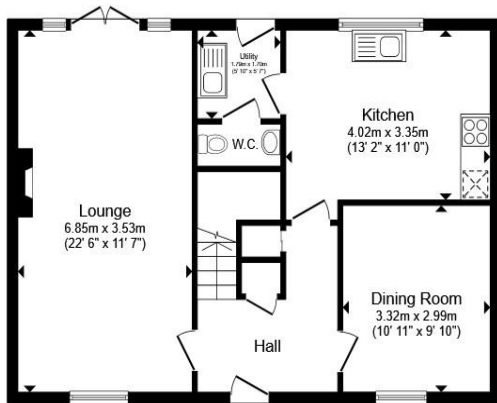
Geddington Road, Peterborough PE2 9SH

welcome to

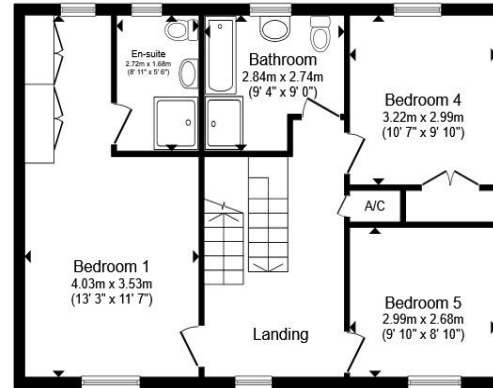
Geddington Road, Peterborough

Situated in a desirable residential location, this substantial five-bedroom detached family home offers generous living space arranged over three floors, a double garage, and a large private garden, making it an ideal purchase for families seeking a long-term home. The property welcomes you with a spacious entrance hallway leading to two versatile reception rooms, perfect for both formal entertaining and relaxed family living. The well-proportioned kitchen provides ample storage and workspace, while a convenient downstairs WC completes the ground floor accommodation. On the first floor, there are three well-sized bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing comfortable accommodation for family members or guests. The second floor offers two further generous bedrooms, both of which share a Jack and Jill bathroom, creating an excellent private suite arrangement that would be ideal for older children, guests, or a home office setup. Externally, the property benefits from a double garage, driveway parking, and an ample rear garden offering plenty of space for outdoor entertaining, children's play areas, or further landscaping potential. Offered to the market with no onward chain, this fantastic property presents an excellent opportunity for buyers to modernise and add their own personal touches.

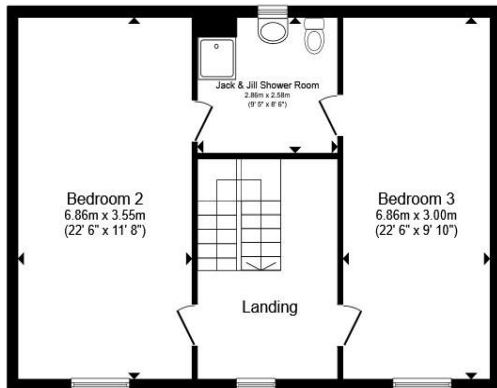




Ground Floor



First Floor



Second Floor

Total floor area 197.8 m² (2,129 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

Geddington Road, Peterborough

- Five Bedroom Detached Family Home
- Double Garage and Driveway Parking
- Two Spacious Reception Rooms
- Principal Bedroom with En-Suite
- Excellent Family Layout Over Three Floors

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG123364](https://www.williamhbrown.co.uk/Property/PCG123364)



Property Ref:
PCG123364 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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