



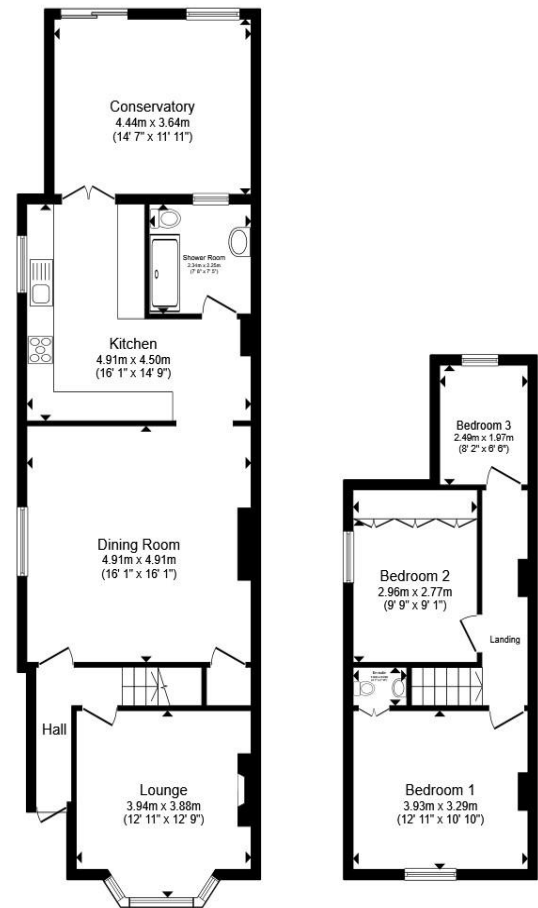
Northfield Road, PETERBOROUGH PE1 3QF

welcome to

Northfield Road, PETERBOROUGH

The ground floor is finished to an exceptional standard and comprises two large reception rooms plus a conservatory to providing flexible living and dining spaces, a contemporary fitted kitchen (soft close), a bright and airy conservatory overlooking the rear garden, and a stylish downstairs shower room. The layout has been thoughtfully designed to maximise both space and natural light, creating a welcoming and practical home environment. Upstairs, the property offers three well-proportioned bedrooms. Bedroom one benefits from the added convenience of an adjoining WC, while the remaining bedrooms are ideal for family members, guests, or home working. Externally, the property boasts a very good-sized rear garden that is both easily maintainable and perfect for outdoor entertaining, family use, or relaxing in privacy. Finished to a high standard throughout and ready for immediate occupation, this impressive home represents an excellent opportunity for buyers seeking a modern, extended property in a well-connected PE1 location. Early viewing is highly recommended to fully appreciate the quality and space on offer.





Ground Floor First Floor

Total floor area 120.8 m² (1,300 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

Northfield Road, PETERBOROUGH

- Immaculately modernised
- Two large reception rooms
- Conservatory
- Stylish downstairs shower room
- 3 Bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123195



Property Ref:
PCG123195 - 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.

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