



Sharnbrook Avenue, Hampton Vale Peterborough PE7 8LR

welcome to

Sharnbrook Avenue, Hampton Vale Peterborough

- TERRACED HOME
- IMMACULATELY PRESENTED
- TWO BEDROOMS
- CONSERVATORY
- MODERN KITCHEN

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

offers in excess of
£220,000

COMING SOONMORE DETAILS TO FOLLOW***

William H Brown is delighted to present this beautifully maintained two-bedroom terraced home, ideally situated in the highly sought-after Hampton area of Peterborough.

Immaculately presented throughout and ready to move straight into, this charming property offers well-planned accommodation comprising an entrance hall, cloakroom/WC, modern kitchen, spacious lounge, and a bright conservatory overlooking the garden. Upstairs, there are two generous bedrooms and a stylish family bathroom.

Outside, the property benefits from an attractive front garden, a beautifully kept and enclosed rear garden perfect for relaxing or entertaining, as well as a garage and driveway providing convenient off-road parking.

Ideally located within walking distance of local schools, shops, and amenities, the property also offers excellent access to the A1 and other major transport links.

This wonderful home would make an ideal purchase for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended. Contact William H Brown today on 01733 896598 to arrange your viewing.

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.

Entrance Hall

WC

Kitchen

10' 4" x 5' 9" (3.15m x 1.75m)

Lounge

13' 4" x 13' 2" (4.06m x 4.01m)

Conservatory

11' 4" x 10' (3.45m x 3.05m)

Landing

Bedroom One

12' 6" x 9' 8" (3.81m x 2.95m)

Bedroom Two

11' 2" x 6' 4" (3.40m x 1.93m)

Bathroom

view this property online williamhbrown.co.uk/Property/FLE105176



Property Ref:
FLE105176 - 0002

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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