



Hawthorn Road, Folksworth Peterborough PE7 3SF

welcome to

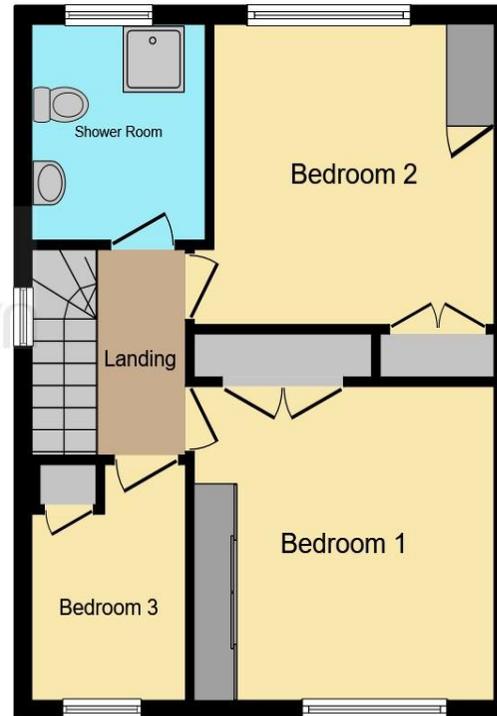
Hawthorn Road, Folksworth Peterborough

A well proportioned chalet style home, set in a pleasant cul de sac location and offering: entrance hall, lounge diner, conservatory, kitchen, three bedrooms, shower room, front and rear gardens, garage and driveway. This home is offered with no onward chain and must be viewed to appreciate. Folksworth is set a few minutes drive from the A1M and approximately 6 miles south of Peterborough offers the peace & tranquility of a rural Village along with good road transport links. main line rail links can be found at Peterborough & Huntingdon. Local amenities include a primary school, Church & village recreation fields along with various other community activities in the Village Hall.





Ground Floor



First Floor

Entrance Hall

Lounge Diner

25' 3" x 12' narrowing to 8' 11" (7.70m x 3.66m narrowing to 2.72m)

Kitchen

11' x 9' 5" (3.35m x 2.87m)

Conservatory

18' 6" x 7' 4" (5.64m x 2.24m)

Side Lobby

First Floor Landing

Bedroom 1

12' x 11' 5" max (3.66m x 3.48m max)

Bedroom 2

10' 10" x 11' 5" max (3.30m x 3.48m max)

Bedroom 3

8' 10" x 5' 10" extending to 7' 3" (2.69m x 1.78m extending to 2.21m)

Bathroom

Outside The Property

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.focalagent.com

welcome to

Hawthorn Road, Folksworth Peterborough

- entrance hall, lounge diner
- conservatory, kitchen
- three bedrooms, bathroom
- gardens, garage & driveway
- no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109269



Property Ref:
YXZ109269 - 0005

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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