



Hawksbill Way, Peterborough PE2 8NS

welcome to

Hawksbill Way, Peterborough

- 55% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- BALCONY
- ALLOCATED PARKING
- CLOSE TO TOWN

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 368.04
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£132,000

view this property online williamhbrown.co.uk/Property/FLE105064



Property Ref:
FLE105064 - 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.

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.

Entrance Hall

Cloakroom

5' 3" x 2' 9" (1.60m x 0.84m)

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Lounge/Diner

15' 5" x 13' 4" (4.70m x 4.06m)

Landing

Bedroom One

15' 6" x 11' 9" (4.72m x 3.58m)

Balcony

8' 8" x 2' 6" (2.64m x 0.76m)

Bedroom Two

13' 5" x 8' 1" (4.09m x 2.46m)

Family Bathroom

Rear Garden

Outside

****Shared Ownership opportunity****

William H Brown are pleased to present this modern two bedroom semi detached house walking distance to the City Centre. This property is available to purchase on a 55% Shared Ownership. The property comprises of an entrance hall, kitchen, lounge/diner, two double bedrooms and a family bathroom. To the rear there is an enclosed garden and to the front there is allocated parking. Additional features include double french doors that lead to the Balcony from the main Bedroom. There are local amenities, shops and schools close by. Please call now to view this property on 01733 896598!



william h brown



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