

Bellona Drive,Peterborough ,PE2 8FU

william h brown

welcome to

Bellona Drive, Peterborough

- SOLD WITH NO CHAIN
- FOUR BEDROOMS
- SEMI-DETACHED HOME
- EN-SUITE TO THE MASTER
- KITCHEN/DINER

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

offers in excess of

£270,000

William H Brown is pleased to offer this built in 2018, this attractive four-bedroom semi-detached townhouse offers modern living across three well-designed floors.
The ground level welcomes you with a spacious entrance hall, giving access to a comfortable reception room, a well-equipped kitchen/dining area, and a handy cloakroom.
On the first floor, there are three bedrooms accompanied by a stylish family bathroom.
The top floor is dedicated to a generous primary bedroom, benefiting from its own en-suite shower room.
Outside, the home enjoys a good-sized rear garden and parking for two vehicles at the front.
Situated on Bellona Drive in Stanground South, the location provides convenient routes into Peterborough city centre and quick access to the A1139 for commuters.Please note that the AML fee covers 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

Kitchen/Diner
15' 3" x 9' 7" (4.65m x 2.92m)

Lounge

WC

Landing

Bedroom Two
13' 5" x 9' 6" (4.09m x 2.90m)

Bedroom Three
12' 11" x 9' 6" (3.94m x 2.90m)

Bedroom Four
10' 2" x 6' 7" (3.10m x 2.01m)

Family Bathroom

Landing

Master Bedroom
19' 7" x 13' 2" (5.97m x 4.01m)

En-Suite

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The Property Ombudsman

Property Ref:
FLE104812 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01733 896598

fletton@williamhbrown.co.uk

122 High Street, Fletton, PETERBOROUGH, Cambridgeshire, PE2 8DP

williamhbrown.co.uk