





Gildenburgh Avenue,Peterborough PE1 4RF

william h brown

welcome to

Gildenburgh Avenue, Peterborough

Situated within a popular residential area of Peterborough, offering convenient access to a range of local amenities, schools, transport links and green spaces. Peterborough City Centre and Railway Station are within easy reach, making the location ideal for commuters and families alike.



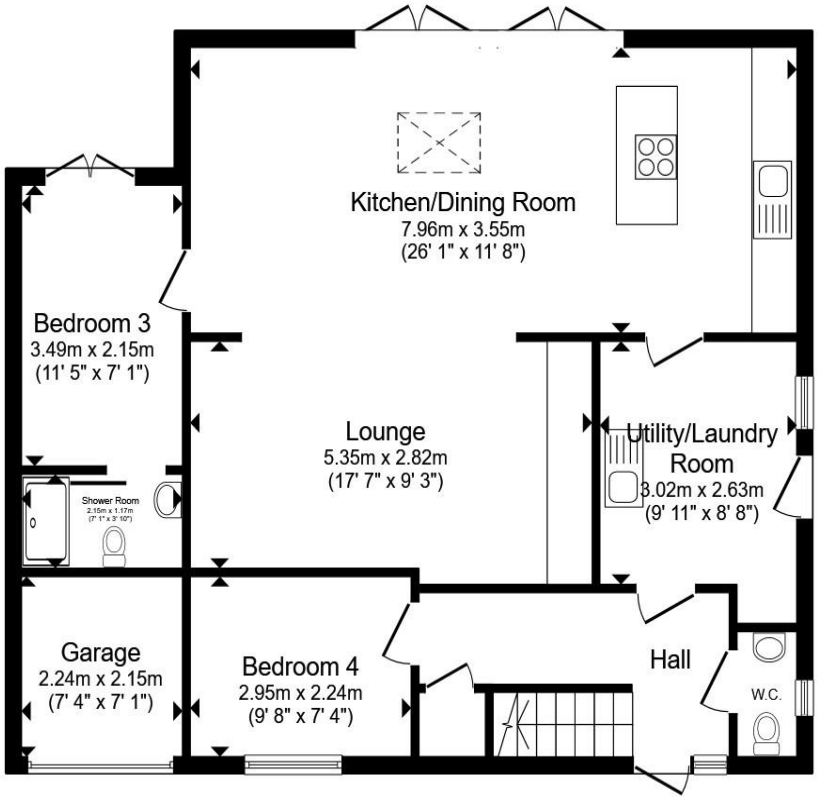




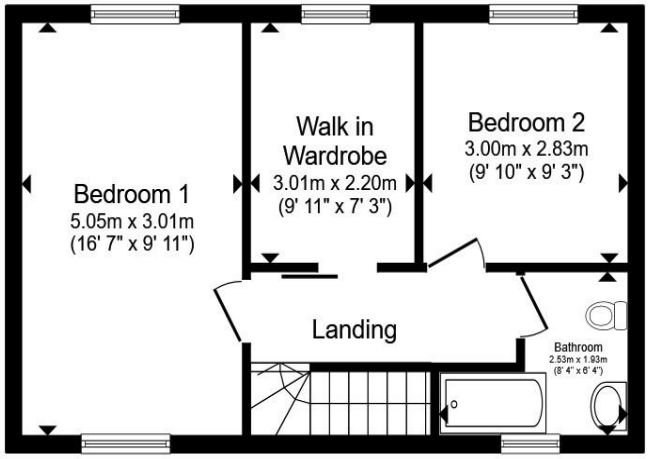








Ground Floor



First Floor

Total floor area 128.8 m² (1,387 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

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Notes

The vendor has informed us of the following:
There is Solar panels and battery storage
Car Charger
Mechanical Ventilation Heat Recovery System
Underfloor Heating in the whole house
Air Source Pump
Air conditioning through bedrooms/lounge
Very well insulated
Also yearly bills low for everything cooking/heating/cooling/charging are 900GBP

Agents Note

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.

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- Heavily extended
- Immaculate condition throughout
- Garage conversion providing office/study space
- Stunning open-plan lounge/kitchen/dining area
- Office/study space
- Private sauna
- Versatile and spacious layout throughout

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

£550,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG124103

The Property Ombudsman

Property Ref:
PCG124103 - 0003

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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