





Spruce Grove, Peterborough PE1 4FX

william h brown

welcome to

Spruce Grove, Peterborough

Conveniently positioned within easy reach of Peterborough City Centre, local schooling, parks, and everyday amenities. Excellent transport links, including access to the A47, A15 and Peterborough Railway Station, make this an excellent choice for commuters while still enjoying a well-established res



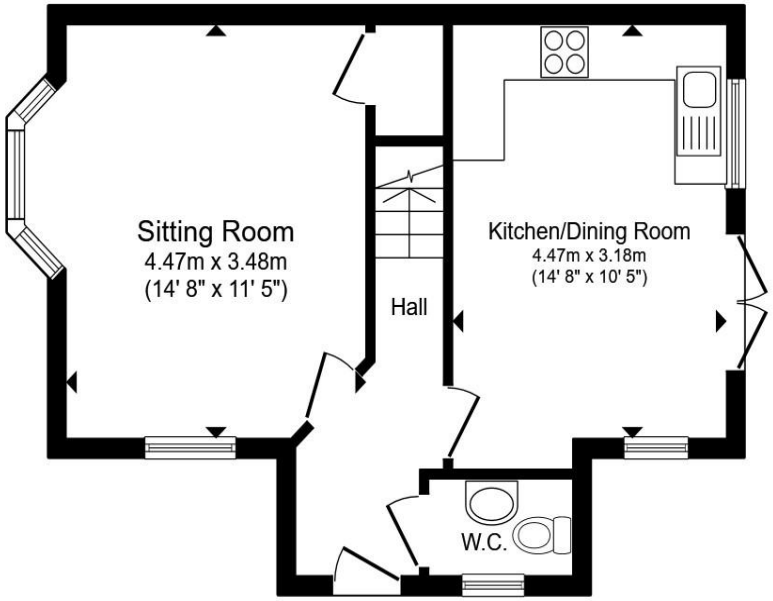




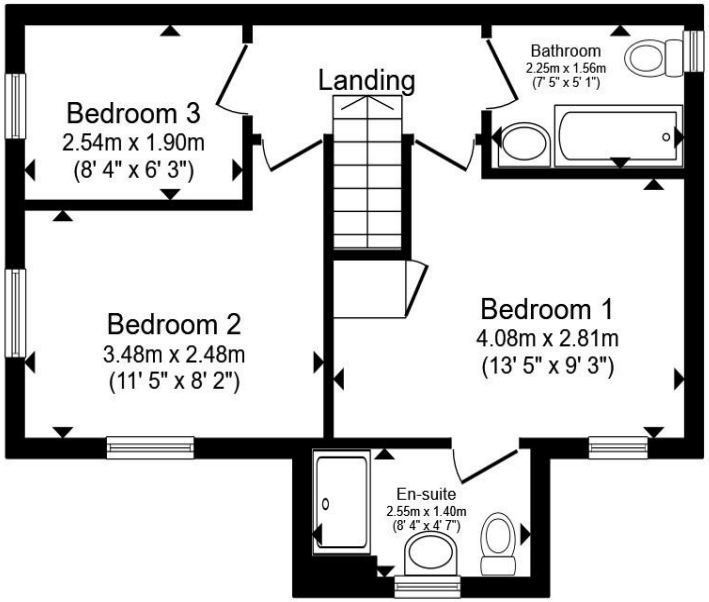








Ground Floor



First Floor

Total floor area 77.8 m² (838 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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Situated in a sought-after residential location, this beautifully presented three-bedroom detached family home offers stylish and spacious accommodation throughout, making it an ideal purchase for growing families or those looking to upsize.

The ground floor features a welcoming entrance hall, a bright and comfortable living space, a well-appointed kitchen/dining area perfect for both everyday living and entertaining, and the added convenience of a downstairs cloakroom/WC. Upstairs, the property benefits from three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, alongside a modern family bathroom.

Externally, the home enjoys attractive kerb appeal and has been exceptionally well maintained by the current owners, offering a move-in-ready finish throughout. Combining practical living space with tasteful décor, this superb detached home is sure to appeal to a wide range of buyers.

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.

welcome to

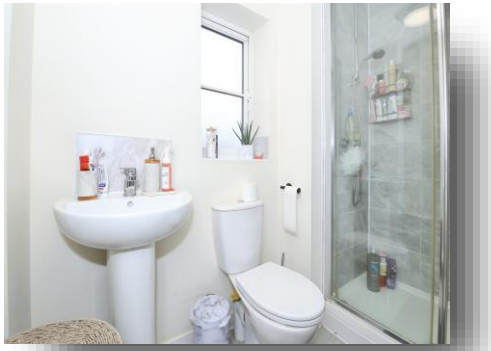
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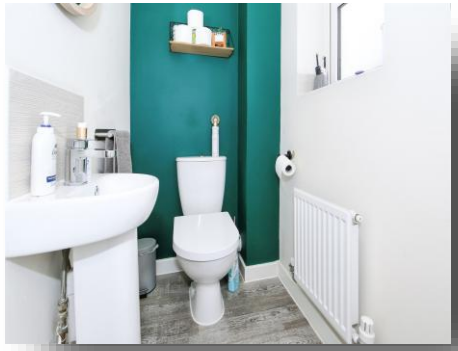
- Three-bedroom
- Detached
- Downstairs cloakroom/WC
- en-suite
- Ready to move straight into
- Ideal for families

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

guide price

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123513

The Property Ombudsman

Property Ref:
PCG123513 - 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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