



Glebe Road, Peterborough, PE2 8BG

welcome to

Glebe Road, Peterborough

- SOLD WITH NO CHAIN
- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

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.

£91,000

view this property online williamhbrown.co.uk/Property/FLE104861



Property Ref:

FLE104861 - 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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SOLD WITH NO CHAIN

William H Brown is pleased to offer this first floor flat features two generously sized bedrooms, a well-appointed kitchen, and a bathroom, creating a practical and easy-to-maintain layout. The living area is bright and inviting, complemented by gas central heating and double-glazed windows for year-round comfort and energy efficiency.

The property is in neutral tones throughout and has a lot of potential for buyers to personalise and make it their own. With Council Tax Band A, this home represents an affordable choice for first-time buyers or a smart investment opportunity.

Ideally located close to local amenities, schools, and excellent transport links, the property offers convenience and connectivity. Peterborough United Football Ground is just a short walk away, adding appeal for sports enthusiasts and potential tenants alike. The surrounding area also boasts shops, leisure facilities, and easy access to the city centre.

Entrance Hall

Lounge

13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom One

10' x 9' 5" (3.05m x 2.87m)

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m)

Bathroom

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)



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