



Lilac Road, Peterborough PE1 4PR

welcome to

Lilac Road, Peterborough

Now presenting this wonderful property located in the ever-popular Dogsthorpe, this outstanding TWO BEDROOM SEMI DETACHED HOME presented a wonderful opportunity for buyers of any standpoint. This lovely property comprises as follows, as you enter the property you are welcomed by a lovely ENTRANCE HALL downstairs you will find a very large and well-presented modern style LOUNGE/DINER you will also find the wonderful and well sized KITCHEN, downstairs also boasts a conveniently placed UTILITY/PANTRY. Upstairs on this lovely property you will find the well-presented BEDROOM ONE as well as the equally well-presented BEDROOM TWO which boasts additional storage. The exterior of this wonderful property benefits from a lovely FRONT GARDEN with a large and private REAR GARDEN. Viewings on this outstanding property are highly advised.





Ground Floor



First Floor

Lounge

Irregular Shaped Room 11' 5" x 20' 2"
MAX (3.48m x 6.15m)

Kitchen

9' 6" x 10' 4" (2.90m x 3.15m)

Utility Room

8' 7" x 6' 2" (2.62m x 1.88m)

Bedroom 1

13' 7" Plus Recess x 9' 4" (4.14m Plus
Recess x 2.84m)

Bedroom 2

9' 1" Plus Recess x 10' 5" (2.77m Plus
Recess x 3.17m)

Bathroom

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.focalagent.com

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- SEMI DETACHED
- TWO BEDROOMS
- LARGE GARDEN
- UTILITY
- SOLAR PANELS

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

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122460



Property Ref:
PCG122460 - 0007

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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