



Hawthorn Road, Folksworth Peterborough PE7 3SF

welcome to

Hawthorn Road, Folksworth Peterborough

A well proportioned chalet style property which is set in a pleasant cul de sac location in this well regarded Village. This property is offered for sale with no onward chain and could make an ideal home for the family. Folksworth is set a few minutes drive from the A1M and approximately 6 miles south of Peterborough offers the peace & tranquility of a rural Village along with good road transport links. main line rail links can be found at Peterborough & Huntingdon. Local amenities include a primary school, Church & village recreation fields along with various other community activities in the Village Hall.



Entrance Hall

Stairs to first floor with understairs storage cupboard, radiator.

Lounge Diner

25' 3" x 12' narrowing to 8' 11" (7.70m x 3.66m narrowing to 2.72m)

Window to the front & doors to the rear, two radiators, wooden parquet flooring to dining area.

Kitchen

11' x 9' 5" (3.35m x 2.87m)

Window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Cooker point, fridge freezer space, plumbing for washing machine.

Conservatory

18' 6" x 7' 4" (5.64m x 2.24m)

Radiator, power points.

Side Lobby

Doors to the front & rear.

First Floor Landing

Window to the side, access to the loft which we are informed is part boarded & with a loft ladder.

Bedroom 1

12' x 11' 5" max (3.66m x 3.48m max)

Window to the front radiator, built in storage cupboard & airing cupboard.

Bedroom 2

10' 10" x 11' 5" max (3.30m x 3.48m max)

Window to the rear, radiator, built in wardrobes.

Bedroom 3

8' 10" x 5' 10" extending to 7' 3" (2.69m x 1.78m extending to 2.21m)

Window to the front, radiator, gas central heating boiler.

Bathroom

Frosted window to the rear, concealed cistern wc, hand wash basin set into vanity unit, shower, radiator / towel rail.

Outside The Property

The front garden is laid to lawn with a block paved driveway leading to the garage which has an electric roller door with power & lighting.

The rear garden offers a paved patio and is laid largely to lawn.

To the front, this home enjoys views access to open fields.



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welcome to

Hawthorn Road, Folksworth Peterborough

- entrance hall, lounge diner
- conservatory, kitchen
- three bedrooms, bathroom
- gardens, garage & driveway
- no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£270,000



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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.



Property Ref:
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