



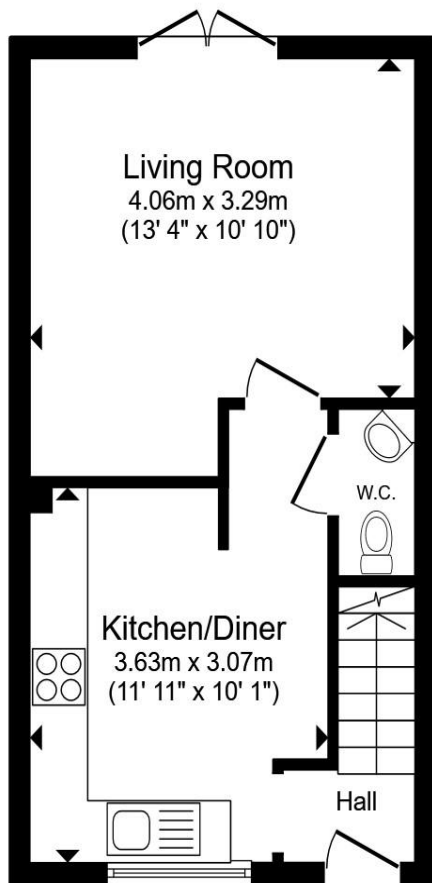
Draper Road, PETERBOROUGH PE4 7ER

welcome to

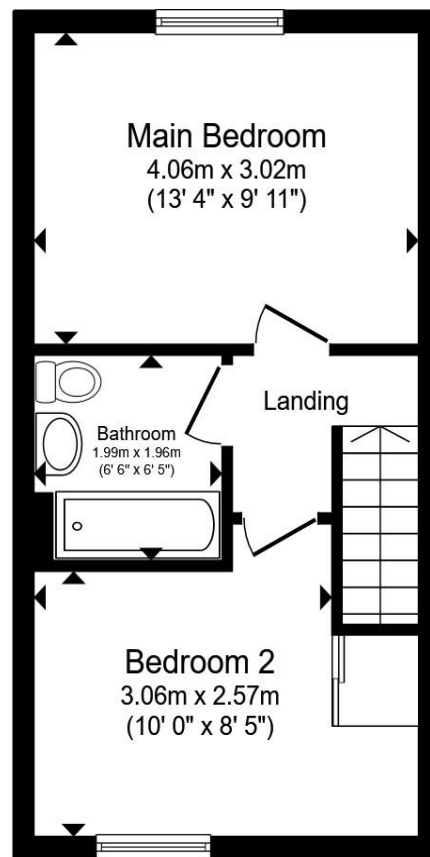
Draper Road, PETERBOROUGH

*** Guide Price £200,000 - £220,000 *** No Onward Chain | Pristine Condition | Two Bedrooms | Driveway. Offered to the market with no onward chain, this immaculate two-bedroom mid-terrace home is an ideal opportunity for first-time buyers, investors, or those looking to downsize. Situated in the popular residential area of Gunthorpe, the property has been exceptionally well maintained and is presented in pristine condition throughout, allowing the next owner to move straight in and enjoy. The accommodation offers a bright and welcoming living space, complemented by a well-appointed kitchen and two well-proportioned bedrooms. The property's excellent presentation and neutral décor create a modern and stylish feel throughout, making it a truly turnkey home. Externally, the property benefits from a private driveway, providing convenient off-road parking, as well as a low-maintenance outdoor space ideal for relaxing or entertaining. 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. practicality, and location in equal measure.. With no onward chain and ready for immediate occupation, early viewing are highly recommended.





Ground Floor



First Floor

Total floor area 62.2 m² (670 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

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

welcome to

Draper Road, PETERBOROUGH

- Two bedroom
- No onward chain
- Turn-key
- Driveway
- Close to local amenities and transport links
- Ideal first-time purchase

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PCG123797 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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