



**Monarch Avenue, Peterborough PE2 8SU**



**welcome to**

## **Monarch Avenue, Peterborough**

- 75% SHARED OWNERSHIP
- SEMI-DETACHED HOME
- THREE BEDROOMS
- GOOD SIZE KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: B 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.

# £172,500

**view this property online** [williamhbrown.co.uk/Property/FLE105070](http://williamhbrown.co.uk/Property/FLE105070)



**Property Ref:**  
FLE105070 - 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\*\*\*MORE PHOTOS AND FLOOR PLAN TO FOLLOW REALLY SOON\*\*\***

William H Brown is delighted to present this attractive three-bedroom semi-detached home, available under a shared ownership scheme. The current owners are offering a 75% share of the property, with the option available to purchase 100% ownership if desired.

This well-presented family home briefly comprises an entrance hall, a spacious lounge, a modern kitchen/diner, and a convenient cloakroom on the ground floor. The first floor offers three bedrooms, alongside a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles to the front, and a private, enclosed rear garden—ideal for families and outdoor entertaining.

Perfect as a first home, the property is ideally located with easy access to local schools, amenities, Peterborough City Centre, and the train station.

Early viewing is highly recommended. Please contact William H Brown, Fletton today to arrange your viewing.

### **Entrance Hall**

### **Lounge**

16' 4" x 12' 3" ( 4.98m x 3.73m )

### **Kitchen/Diner**

### **WC**

### **Landing**

### **Bedroom One**

13' 6" x 9' 1" ( 4.11m x 2.77m )

### **Bedroom Two**

15' 2" x 7' 9" ( 4.62m x 2.36m )

### **Bedroom Three**

9' 3" x 7' 6" ( 2.82m x 2.29m )

### **Family Bathroom**



**william h brown**



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