



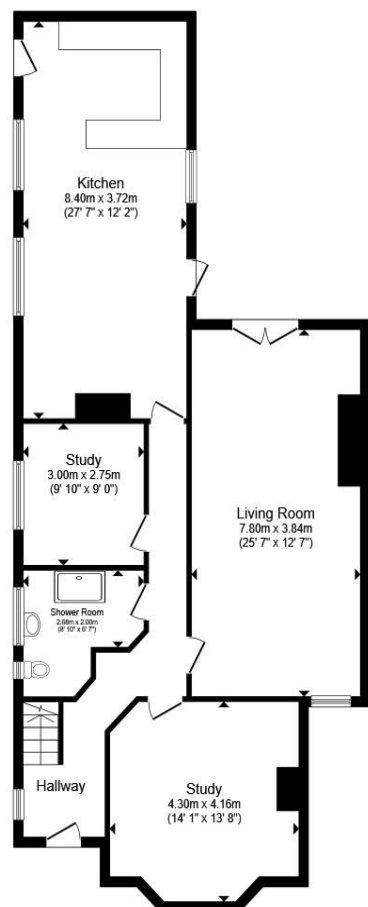
Park Road, PETERBOROUGH PE1 2UB

welcome to

Park Road, PETERBOROUGH

What a wonderful family house in Peterborough. This home is a credit to its current owners and is highly recommended for an early viewing. The property consists of an impressive Kitchen Dining & Living area with vaulted ceilings bespoke Kitchen units, velux windows and multi fuel burner. With access to the pretty rear garden and Driveway and larger Garage, In addition to the ground floor, a refitted Shower Bathroom, impressive Living Room and separate Dining Room or Bedroom 4. In addition we have the Master Bedroom with Juliet Balcony and a further 2 bedrooms and Utility room with plumbing for washer dryer. Ample off road gravel Parking and larger Garage. I really recommend a viewings and advise my clients to serious look at this wonderful property.





Ground Floor



First Floor

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

Family Bathroom

Front Garden

Rear Garden

Double Garage

Total floor area 160.4 m² (1,727 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

welcome to

Park Road, PETERBOROUGH

- Impressive, extended 4 Bedroom Family Home, a credit to its current owners
- Original features mixed with bespoke Kitchen, 2 Bathrooms Vaulted Ceilings, Log Fires and flexible living space
- Graveled Drive way parking and Garage
- Juliet balcony to the master Bedroom, over seeing the garden
- Fresh Decor and Flooring
- Close to Kings School and Thomas Deacon Adamancy
- Nice walks in Central Park
- Easy access to Peterborough City with its fast rail links to London Kings Cross

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£445,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122580



Property Ref:
PCG122580 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk