



The Dell, Peterborough PE2 9QE

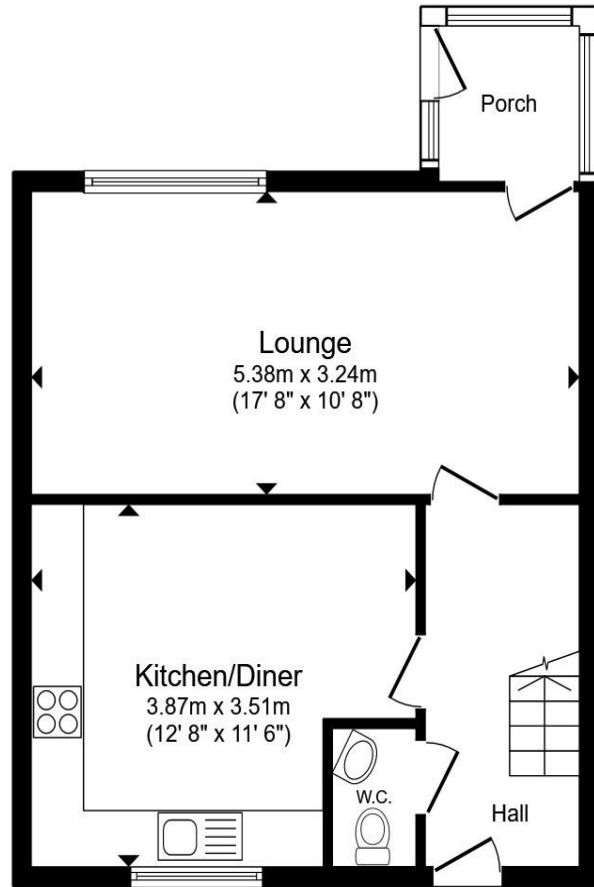
welcome to

The Dell, Peterborough

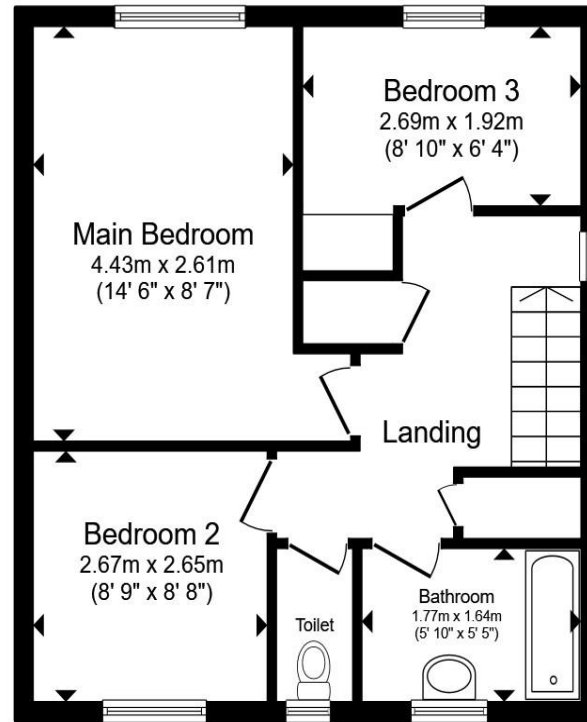
William H Brown is delighted to present this well-presented three-bedroom end-terrace home, situated in the popular Woodston area of Peterborough. This ready-to-move-into property briefly comprises an entrance hall, a spacious kitchen/diner, downstairs WC, a generously sized lounge, and a conservatory on the ground floor. Upstairs offers three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a small front garden, an enclosed rear garden, and access to a communal car park. Ideally located just a short walk from local schools, shops, and other amenities, and only a short drive from Peterborough City Centre and the train station, this property is perfectly suited to first-time buyers, families, and investors alike. Don't miss out on this fantastic opportunity. Contact William H Brown today to arrange your viewing on 01733 896598.

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.





Ground Floor



First Floor

Entrance Hall

Kitchen/Diner

WC

Lounge

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Wc

Total floor area 90.6 m² (975 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

The Dell, Peterborough

- END-TERRACE HOME
- THREE BEDROOMS
- KITCHEN/DINER
- GOOD SIZE LOUNGE
- CONSERVATORY
- OFF ROAD PARKING
- CLOSE LINK TO ALL THE LOCAL SCHOOLS AND AMENITIES AS WELL AS PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105168



Property Ref:
FLE105168 - 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.

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.



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