



**Odecroft, Peterborough PE3 7LX**

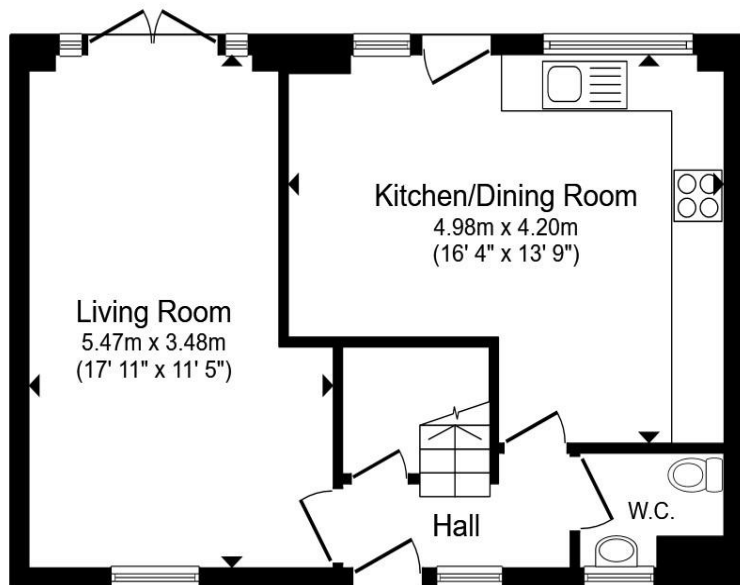


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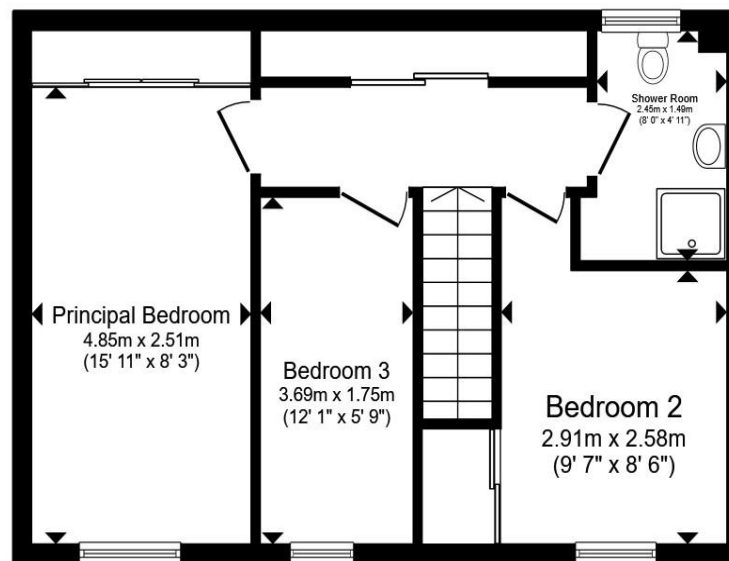
## **Odecroft, Peterborough**

NO ONWARD CHAIN | THREE BEDROOM HOME | GARAGE EN-BLOC | LARGE KITCHEN/DINER | GREAT POTENTIAL. Offered to the market with no onward chain, this three-bedroom home presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. The accommodation comprises an entrance hall, a convenient ground floor WC, a spacious living room, and a large kitchen/diner providing ample space for family meals and entertaining. The property offers well-balanced living accommodation throughout and benefits from plenty of natural light. To the first floor are three bedrooms together with a family bathroom, making it an ideal home for growing families. Externally, the property enjoys a private rear garden with easy access to the garage en-bloc, offering convenient storage and parking. The outdoor space provides excellent potential for landscaping and creating a fantastic family garden. 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**

Total floor area 86.7 m<sup>2</sup> (933 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](http://www.propertybox.io)

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## **Odecroft, Peterborough**

- No onward chain
- Three-bedroom home
- Large kitchen/diner
- Ground floor WC
- Garage en-bloc with rear garden access

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123566](http://williamhbrown.co.uk/Property/PCG123566)



Property Ref:  
PCG123566 - 0002

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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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