



High Street, Peterborough PE2 8EL

welcome to

High Street, Peterborough

- SOLD WITH NO CHAIN
- END-TERRACE HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GOOD SIZE, PRIVATE GARDEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000

COMING SOONSOLD WITH NO CHAIN***

William H Brown is delighted to offer this traditional bay-fronted end-terrace family home, ideally situated in the popular area of Fletton, Peterborough. Offering plenty of potential throughout, this property presents an excellent opportunity for buyers looking to create their dream home or for investors seeking a promising addition to their portfolio.

The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, and family bathroom on the ground floor. To the first floor are three well-proportioned bedrooms.

To the outside there is private, enclosed rear garden and on street parking to the front. A fantastic opportunity to acquire a property with great potential in a convenient and sought-after location.

Don't miss out, call William H Brown now to arrange the viewing on 01733 896598!

Agents Note

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.

Entrance Hall

Lounge

12' x 10' 6" (3.66m x 3.20m)

Dining Room

13' 8" x 13' 6" (4.17m x 4.11m)

Kitchen

12' x 8' 5" (3.66m x 2.57m)

Family Bathroom

Landing

Bedroom One

14' x 12' 1" (4.27m x 3.68m)

Bedroom Two

13' 1" x 10' 7" (3.99m x 3.23m)

Bedroom Three

11' 6" x 8' 6" (3.51m x 2.59m)

view this property online williamhbrown.co.uk/Property/FLE105236



Property Ref:

FLE105236 - 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.



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