



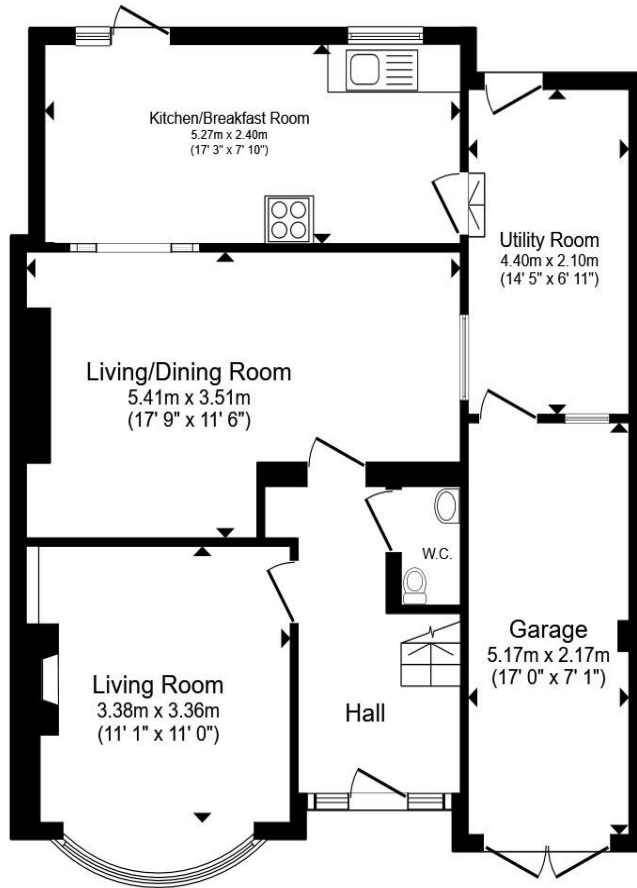
Shortacres Road, Peterborough PE2 9DZ

welcome to

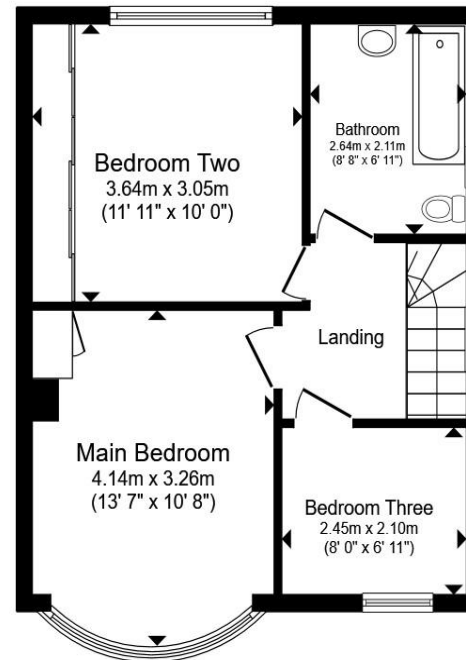
Shortacres Road, Peterborough

*****SOLD WITH NO CHAIN***** William H Brown is delighted to present this beautifully extended three-bedroom semi-detached family home, ideally situated in the highly sought-after area of Fletton, Peterborough. Conveniently located within walking distance of a range of local shops, amenities, schools, and transport links, the property also offers easy access to Peterborough City Centre and the train station, making it perfect for both families and commuters alike. This spacious and well-presented home briefly comprises an inviting entrance hall, a bright and comfortable lounge, a generous dining room with a cosy snug area, a well-appointed kitchen, utility room, and a convenient downstairs WC. To the first floor, there are three good-sized bedrooms and a modern family bathroom. Externally, the property benefits from an integral garage, a driveway providing off-road parking, and a private enclosed rear garden, ideal for relaxing, entertaining, or enjoying time with family. Offering generous living space in a fantastic location, this home is an excellent opportunity for first-time buyers, growing families, or anyone looking for their next family home. 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**
- Living Room**
- Dining Room**
- Kitchen**
- Utility Area**
- WC**
- Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

Total floor area 121.2 m² (1,305 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

Shortacres Road, Peterborough

- SOLD WITH NO CHAIN
- EXTENDED
- SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105155



Property Ref:
FLE105155 - 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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