



Orchard Street, Peterborough , PE2 9AL

welcome to

Orchard Street, Peterborough

- SOLD WITH NO CHAIN
- IDEAL FIRST HOME
- TRADITIONAL BAY WINDOW PROPERTY
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£170,000

SOLD WITH NO CHAIN

William H Brown is pleased to offer this lovely two-bedroom terraced property, ideally located within walking distance of Peterborough City Centre, the train station, and a wide range of local shops and amenities.

This traditional bay-fronted property briefly comprises a lounge, dining room, and kitchen and WC on the ground floor. The first floor offers two double bedrooms and a family bathroom.

Externally, the property benefits from a small front garden, on-street parking, and a private, enclosed rear garden.

. And with windows, external doors and boiler all done within last 10 years and still under warranty.

Some of the photographs used in this listing are historic images of the property and may not fully reflect its current condition or presentation. Updated photographs will be added as soon as they become available. We recommend arranging a viewing to fully appreciate the property.

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.

Lounge

12' x 10' (3.66m x 3.05m)

Dining Room

12' 1" x 12' (3.68m x 3.66m)

Kitchen

10' 8" x 6' 6" (3.25m x 1.98m)

WC

Landing

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Two

12' x 10' (3.66m x 3.05m)

Family Bathroom

view this property online williamhbrown.co.uk/Property/FLE105158



Property Ref:
FLE105158 - 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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