



South View London Road, Peterborough PE2 9DA

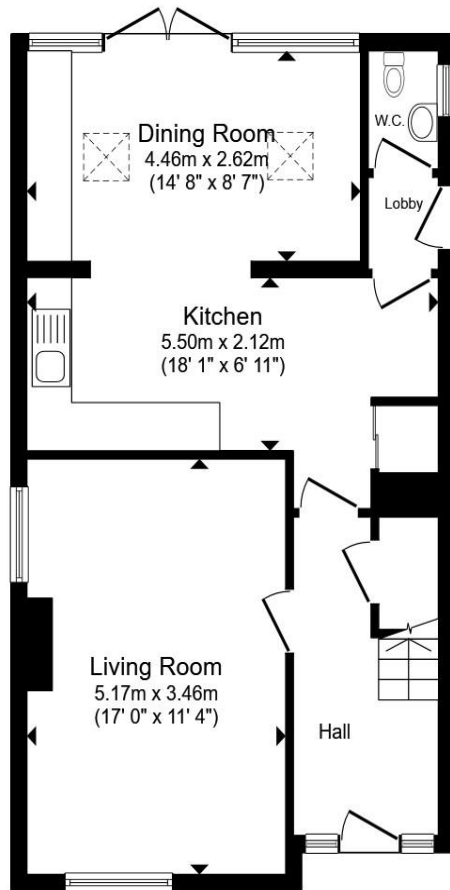
welcome to

South View London Road, Peterborough

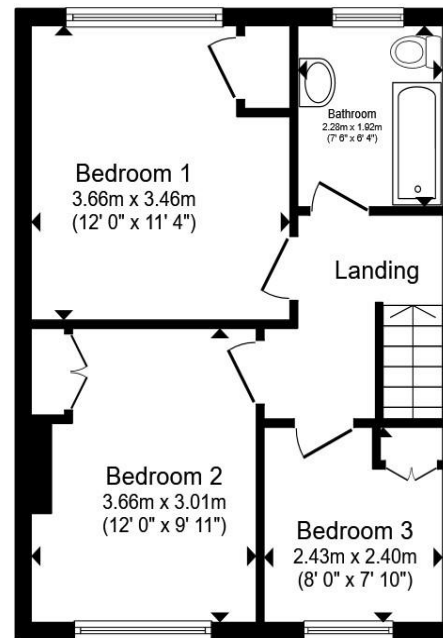
William H brown is pleased to offer this located in the heart of Peterborough City Centre, this well-presented and extended detached home offers spacious accommodation ideal for modern family living. Featuring three bedrooms, a garage, ample off-road parking, and a generous rear garden, the property provides the perfect balance of indoor and outdoor space. The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, and an impressive extended kitchen/dining area with direct access to the garden, creating an excellent space for both everyday living and entertaining. A convenient downstairs WC completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, all benefiting from useful built-in storage, along with a family bathroom fitted with a modern three-piece suits and shower over the bath.

Externally, the property enjoys driveway parking for several vehicles, a lawned front garden, and gated side access leading to the garage and private rear garden. The enclosed garden offers a good-sized lawn and a pleasant degree of privacy, making it an ideal space to relax and unwind. An excellent family home in a highly convenient central location. early viewing is strongly advised.





Ground Floor



First Floor

Total floor area 96.2 m² (1,035 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

Entrance Hall

Lounge

Kitchen

Dining Room

Wc

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

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.

welcome to

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- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Garage
- Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105204



Property Ref:
FLE105204 - 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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