



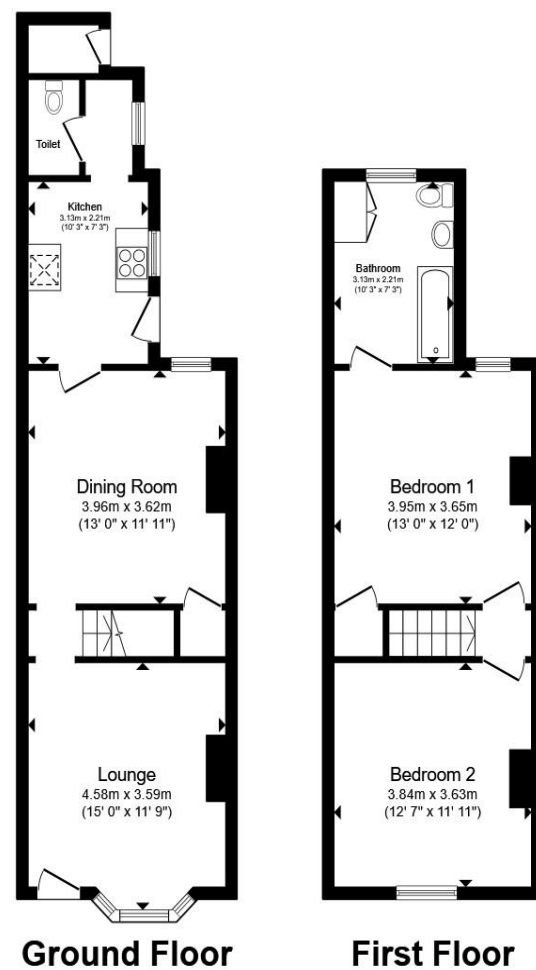
High Street, Peterborough PE2 8DT

welcome to

High Street, Peterborough

*****SOLD WITH NO CHAIN***** William H Brown is delighted to present this charming two-bedroom traditional bay-fronted property, ideally situated within walking distance of Peterborough City Centre, the train station and a wide range of local shops and amenities. The accommodation briefly comprises a spacious lounge, separate dining room, kitchen, utility area and WC on the ground floor. To the first floor, there are two generous double bedrooms and a family bathroom. Externally, the property benefits from a small front garden, on-street parking and a private, enclosed rear garden, perfect for outdoor enjoyment. The property is currently tenanted and can be purchased with tenants in situ, making it an excellent investment opportunity. Alternatively, it would make an ideal purchase for a first-time buyer. Early viewing is highly recommended. Please contact William H Brown today on 01733 896598 to arrange your viewing. 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

Dining Room

Kitchen

WC

Landing

Bedroom One

Bedroom Two

Family Bathroom

Total floor area 83.6 m² (900 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

High Street, Peterborough

- SOLD WITH NO CHAIN
- TRADITIONAL BAY WINDOW HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- BATHROOM TO THE FIRST FLOOR
- GOOD SIZE GARDEN
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105214



Property Ref:
FLE105214 - 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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