



Framlingham Road, PETERBOROUGH, PE2 8UG

welcome to

**Framlingham Road,
PETERBOROUGH**

- SOLD WITH NO CHAIN
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CONSERVATORY

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

£270,000

SOLD WITH NO CHAIN

William H Brown are delighted to offer this charming three-bedroom detached family home, situated in the ever-popular Park Farm area.

The accommodation briefly comprises an entrance hall, spacious lounge, conservatory, dining room, cloakroom and kitchen to the ground floor. Upstairs offers three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Outside, the property benefits from a generous front garden, driveway and garage, as well as a good-sized enclosed rear garden.

Offering fantastic potential for buyers looking to make a home their own, this property is ideally located within walking distance of excellent local schools and a range of amenities.

Don't miss out—contact William H Brown today on 01733 896598 to arrange your viewing.

Entrance Hall

WC

Lounge

15' 9" x 10' (4.80m x 3.05m)

Conservatory

9' 7" x 7' (2.92m x 2.13m)

Dining Room

9' 7" x 8' 5" (2.92m x 2.57m)

Kitchen

16' 3" x 7' (4.95m x 2.13m)

Landing

Bedroom One

13' x 9' 1" (3.96m x 2.77m)

En-Suite

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

Family Bathroom

view this property online williamhbrown.co.uk/Property/FLE105129



Property Ref:
FLE105129 - 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.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk