



**Gladstone Street, PETERBOROUGH PE1 2BL**

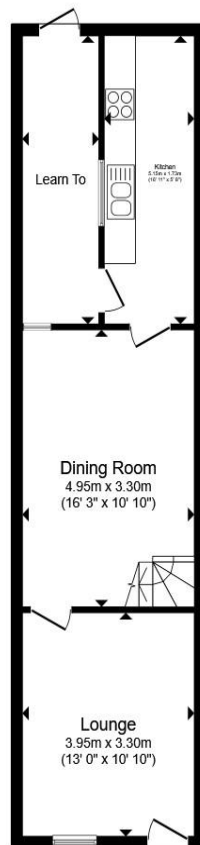
**welcome to**

## **Gladstone Street, PETERBOROUGH**

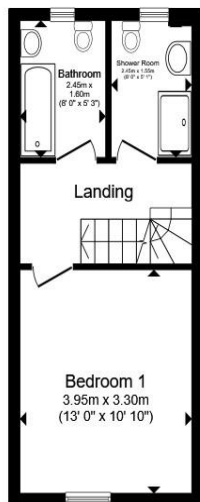
Situated in a popular and well-established residential location, this spacious three-bedroom property offers an excellent opportunity for both first-time buyers and investors alike. Boasting two generous reception rooms, two bathrooms, a spacious kitchen, three bedrooms and a large rear garden, the home provides versatile living accommodation with plenty of potential. The property benefits from well-proportioned rooms throughout, making it ideal for families, professional tenants, or those looking to step onto the property ladder. The spacious kitchen offers ample storage and workspace, while the two reception rooms provide flexible living and dining areas. Outside, the large rear garden presents an attractive space for relaxation, entertaining, or future enhancement. Located within an area of consistently strong buyer and rental demand, the property is conveniently positioned close to local amenities, schools, transport links, and Peterborough city centre. Whether you're looking for a home to make your own or an investment with excellent rental potential, this property is not to be missed. 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.



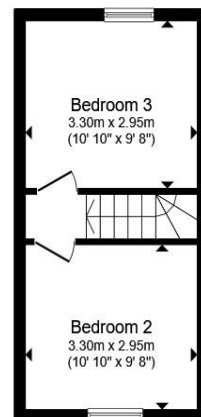




**Ground  
Floor**



**First Floor**



**Second  
Floor**

**Reception 1**

**Reception 2**

**Kitchen**

**First Floor**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Family bathroom**

**Family Bathroom**

Total floor area 98.0 m<sup>2</sup> (1,055 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](http://www.propertybox.io)

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## Gladstone Street, PETERBOROUGH

- Three-bedroom
- Two reception rooms
- Two bathrooms
- Large rear garden
- Generous kitchen
- Well-proportioned accommodation throughout
- No chain

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

offers in the region of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123731](http://williamhbrown.co.uk/Property/PCG123731)



Property Ref:  
PCG123731 - 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 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**