



London Road, Peterborough PE2 9BY

welcome to

London Road, Peterborough

SOLD WITH NO CHAIN Impressive four-storey semi-detached home offers generous and flexible accommodation in the sought-after area of Fletton. Featuring three/four bedrooms, three reception areas, two bathrooms, and a stylish modern kitchen, the property combines character, space, and practicality, making it an ideal choice for growing families or those seeking versatile living arrangements. The accommodation begins with a welcoming entrance hall leading to two spacious reception rooms and a convenient cloakroom. The lower ground floor provides excellent additional living space, comprising a further reception room, a well-appointed kitchen, and two substantial storage areas. The first floor hosts two bedrooms, a family bathroom, and an additional room currently utilised as a dressing room, which could also serve as a third bedroom or home office. Occupying the entire top floor is the impressive principal bedroom, complete with its own en-suite shower room. Externally, the property benefits from a private driveway to the front, providing off-road parking. Offering spacious accommodation across four floors and available with no onward chain, this unique home is ready for its next owners to move straight in and make it their own. 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



**Entrance Hall
Lounge**

14' 6" x 13' 9" (4.42m x 4.19m)

Second Reception

12' 7" x 10' 7" (3.84m x 3.23m)

Utility

5' 5" x 5' (1.65m x 1.52m)

WC

Basement

Kitchen

12' 6" x 10' 3" (3.81m x 3.12m)

Dining Room

14' 8" x 14' (4.47m x 4.27m)

Store 1

Store 2

Landing

Bedroom Two

14' 1" x 12' 8" (4.29m x 3.86m)

Bedroom Four/Study

8' 8" x 8' 3" (2.64m x 2.51m)

Bedroom Three

12' 6" 10 x 9' (3.81m 10 x 2.74m)

Shower Room

Landing

Master Bedroom

Irregular Shaped Room x (x)

En-Suite



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London Road, Peterborough

- SOLD WITH NO CHAIN
- FOUR BEDROOMS HOME
- THREE RECEPTION ROOMS
- SPACIOUS AND FULL OF CHARACTER
- DRIVE TO THE FRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



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Property Ref:
FLE105143 - 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.

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