



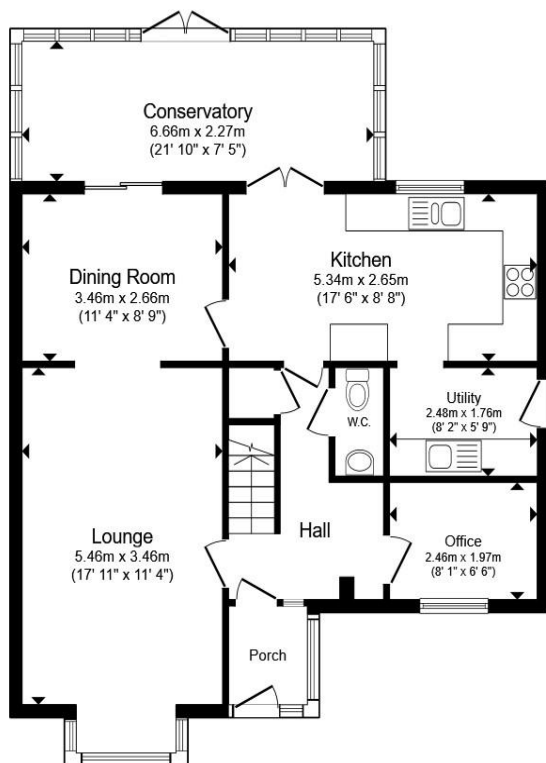
Westminster Gardens, Eye Peterborough PE6 7SP

welcome to

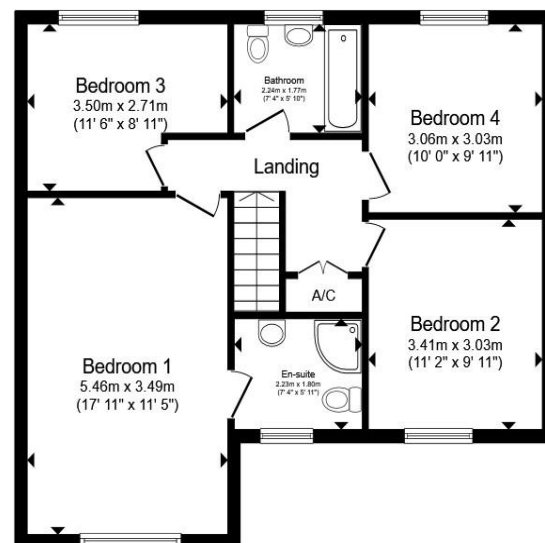
Westminster Gardens, Eye Peterborough

NO FORWARD CHAIN | FOUR BEDROOM DETACHED FAMILY HOME | DOUBLE GARAGE | GENEROUS REAR GARDEN Situated in a desirable residential location, this spacious four-bedroom detached family home is offered to the market with no forward chain, presenting an excellent opportunity for families looking to move with minimal delay. The accommodation is well-proportioned throughout and briefly comprises an inviting entrance hall, a generous lounge, a separate dining room/family reception room, a fitted kitchen, and a convenient ground floor WC. The layout provides versatile living space perfectly suited to modern family life. To the first floor, there are four well-sized bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom. Externally, the property enjoys a substantial rear garden, ideal for entertaining, family activities, or simply relaxing outdoors. To the front, there is ample parking leading to a double garage, providing excellent storage and secure parking facilities. 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.

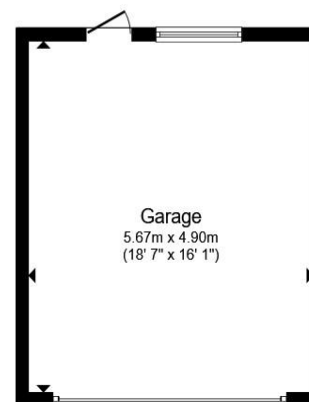




Ground Floor



First Floor



Garage

Total floor area 174.3 m² (1,876 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

Agents Note

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welcome to

Westminster Gardens, Eye Peterborough

- Four-bedroom
- Two reception rooms
- En-suite
- Double garage
- Spacious rear garden
- No forward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£425,000



view this property online williamhbrown.co.uk/Property/PCG123858



Property Ref:
PCG123858 - 0004

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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