



Thistle Drive, Peterborough PE2 8HU

welcome to

Thistle Drive, Peterborough

*****SOLD WITH NO CHAIN***** Situated in the ever-popular area of Stanground, this delightful, detached family home offers spacious and versatile accommodation arranged over two floors, making it ideal for a variety of lifestyles. The well-presented interior boasts three generous bedrooms, including a convenient ground floor third bedroom, alongside two bathrooms, a separate utility room, and an impressive 6.2m x 3.2m lounge providing the perfect space for relaxing and entertaining family and friends. Outside, the property continues to impress with a private enclosed rear garden, ideal for enjoying the warmer months, while the gated driveway offers ample off-road parking and leads to a single garage complete with power and lighting. Combining flexible living space, excellent parking facilities, and a sought-after location, this wonderful home is ready to move straight into and enjoy. Early viewing is highly recommended - this fantastic property simply must be seen! Please note that the AML fee covers 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.



Entrance Hall

19' 9" (max into stairs) x 8' 4" (6.02m (max into stairs) x 2.54m)

Tiled Flooring

Lounge

21' x 10' 7" (6.40m x 3.23m)

Kitchen

10' 3" x 9' 4" (3.12m x 2.84m)

Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)

Bathroom

7' 1" (max) x 6' 4" (max) (2.16m (max) x 1.93m (max))

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two

11' 6" (max) x 9' 5" (3.51m (max) x 2.87m)

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m)

Window to front and wooden flooring.

Shower Room

7' x 5' 6" (2.13m x 1.68m)



view this property online williamhbrown.co.uk/Property/FLE105041



welcome to

Thistle Drive, Peterborough

- SOLD WITH NO CHAIN
- DETACHED HOME
- THREE BEDROOMS
- THREE BATHROOMS
- UTILITY ROOM

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

guide price

£300,000



view this property online williamhbrown.co.uk/Property/FLE105041



Property Ref:
FLE105041 - 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.



Please note the marker reflects the
postcode not the actual property



william h brown



01733 896598



fletton@williamhbrown.co.uk



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



williamhbrown.co.uk