



Knights Mews, Peterborough PE2 8SL

welcome to

Knights Mews, Peterborough

- SOLD WITH NO ONWARD CHAIN
- SEMI-DETACHED HOME
- RECENTLY RENOVATED
- TWO BEDROOMS
- LOUNGE/DINER
- GARAGE AND DRIVE
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

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

£220,000

view this property online williamhbrown.co.uk/Property/FLE105261



Property Ref:
FLE105261 - 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.

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Entrance Hall

Kitchen

9' 11" MAX x 8' MAX (3.02m MAX x 2.44m MAX)

WC

Lounge/Diner

15' 6" x 13' 2" (4.72m x 4.01m)

Landing

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom Two

13' 1" x 6' 9" (3.99m x 2.06m)

Family Bathroom

Agents Note

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.

*****SOLD WITH NO CHAIN*****

William H Brown is delighted to present this beautifully renovated semi-detached family home, nestled within a quiet cul-de-sac in the ever-popular Fletton area of Peterborough. Immaculately presented throughout and ready to move straight into, this charming property offers a wonderful blend of comfort, style and practicality. The accommodation briefly comprises an inviting entrance hall, modern kitchen, convenient downstairs WC, and a spacious lounge/diner, perfect for both everyday living and entertaining. To the first floor, you'll find two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property continues to impress with a beautifully enclosed and exceptionally private rear garden, providing the ideal space to relax and unwind. To the front, there is a driveway and garage, offering ample off-road parking and additional storage. Ideally situated within walking distance of local amenities, Peterborough City Centre and the train station, this fantastic home is perfectly suited to first-time buyers, investors, or those looking to downsize without compromise.



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