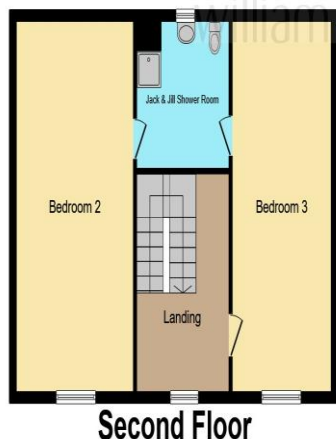
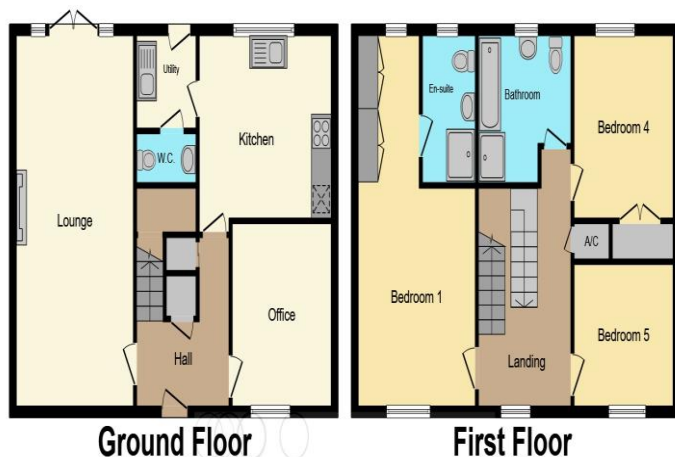




Geddington Road, Peterborough PE2 9SH *SPACIOUS FAMILY HOME! Being offered for sale with NO UPWARD chain is this SPACIOUS FIVE bedroom detached home with TWO en suites. The property is in a SOUGHT after area close to local amenities and with GOOD ACCESS to the TOWN CENTRE and MAINLINE railway station.*





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to Geddington Road, Peterborough

- No Upward Chain
- Five Bedrooms
- Two En Suites

Tenure: Freehold

EPC Rating: C

- Double Garage and Driveway
- Separate Dining Room
- Kitchen/Breakfast Room

offers in excess of **£485,000**



Entrance Hall

Lounge

22' 5" x 11' 6" (6.83m x 3.51m)

Dining Room

10' 9" x 9' 9" (3.28m x 2.97m)

Kitchen/breakfast Room

13' 3" x 11' 9" (4.04m x 3.58m)

Utility Room

5' 9" x 5' 6" (1.75m x 1.68m)

Cloakroom

First Floor Landing

Master Bedroom

13' 4" x 11' 7" (4.06m x 3.53m)

Dressing Area

9' 3" x 3' 6" (2.82m x 1.07m)

En Suite

Bedroom

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom

9' 8" x 8' 8" (2.95m x 2.64m)

Family Bathroom

Second Floor Landing Bedroom

22' 5" x 9' 8" (6.83m x 2.95m)

Bedroom

22' 5" x 11' 7" (6.83m x 3.53m)

En Suite

Outside

Double Garage

view this property online williamhbrown.co.uk/Property/FLE102984



Property Ref:

FLE102984 - 0005

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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