



**Grimshaw Road, Peterborough PE1 4ET**

**welcome to**

**Grimshaw Road, Peterborough**

This larger extended family home is set on a very quiet spot. It has very flexible living and offers living, Bedrooms, Kitchens, Bathroom, enough to suit a large multi generational family. With TDA and Central Park on the doorstep, Peterborough City close by with its fast Rail links to London



**Main House**

Kitchen Breakfast room, 2 x Bathrooms, Cloak Room, Utility Room, 4 Bedrooms, Living Room x 2 (one being used as a further Bedroom with walk in Shower)

**Annex**

Kitchen Bathroom, Living Room, Bedroom Bathroom

**EPC Annex**

Current C 78

Potential B 83

" Wonderful bigger home plus separate Annex". This larger property has been heavily extended over the years. Currently set up with the main house consisting of 5 Bedrooms, ensuite, 2 Bathrooms, Living room, Kitchen Breakfast Room and conservatory. The added self-contained annex then extends the living area to another one Bedroom, Living room, Bathroom and Kitchen. Both properties have their own private gardens. Off road parking and located in a quiet Cul de sac location. This property can be set up to fulfil your unique family needs, and offers a versatile, larger multi-generational living space. I would really recommend viewings on this property.



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welcome to

## Grimshaw Road, Peterborough

- Amazing main House With self-contained Annex
- Currently 5 Bedrooms, 2 Bathrooms, ensuite, Kitchen Breakfast Room, Living Room and Conservatory in the Main House
- Annex currently Kitchen, Living Room, Bathroom and Bedroom with ensuite
- Pretty wrap around gardens for each unit
- On the same title, you need to view this property to see if it fits your living family needs

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG123689 - 0003

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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.



william h brown



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**