



Palmerston Road, Peterborough PE2 9DG

welcome to

Palmerston Road, Peterborough

SOLD WITH NO CHAIN William H Brown is delighted to offer this charming three-bedroom traditional terraced home, ideally located within easy walking distance of Peterborough City Centre and the train station. This spacious and well-proportioned property briefly comprises a welcoming lounge, separate dining room, fitted kitchen, utility room, and a family bathroom on the ground floor. Upstairs, the first floor offers three generously sized bedrooms, providing comfortable accommodation for a range of buyers. Externally, the property benefits from a private and enclosed rear garden, perfect for relaxing or entertaining, along with convenient on-street parking to the front. Situated just a two-minute walk from a local primary school and with excellent access to nearby shops and amenities, this home would make an ideal purchase for first-time buyers or investors alike.



Lounge

11' 6" x 13' 6" (3.51m x 4.11m)

Dining Room

13' 6" x 11' 6" (4.11m x 3.51m)

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

Utility Room

7' 9" x 7' 4" (2.36m x 2.24m)

Bathroom**Landing****Bedroom One**

12' x 14' 5" (3.66m x 4.39m)

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)

Bedroom Three

10' 6" x 7' 3" (3.20m x 2.21m)



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Palmerston Road, Peterborough

- SOLD WITH NO CHAIN
- TRADITIONAL MID-TERRACE HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- PRIVATE ENCLOSED REAR GARDEN
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FLE105034 - 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.

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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