



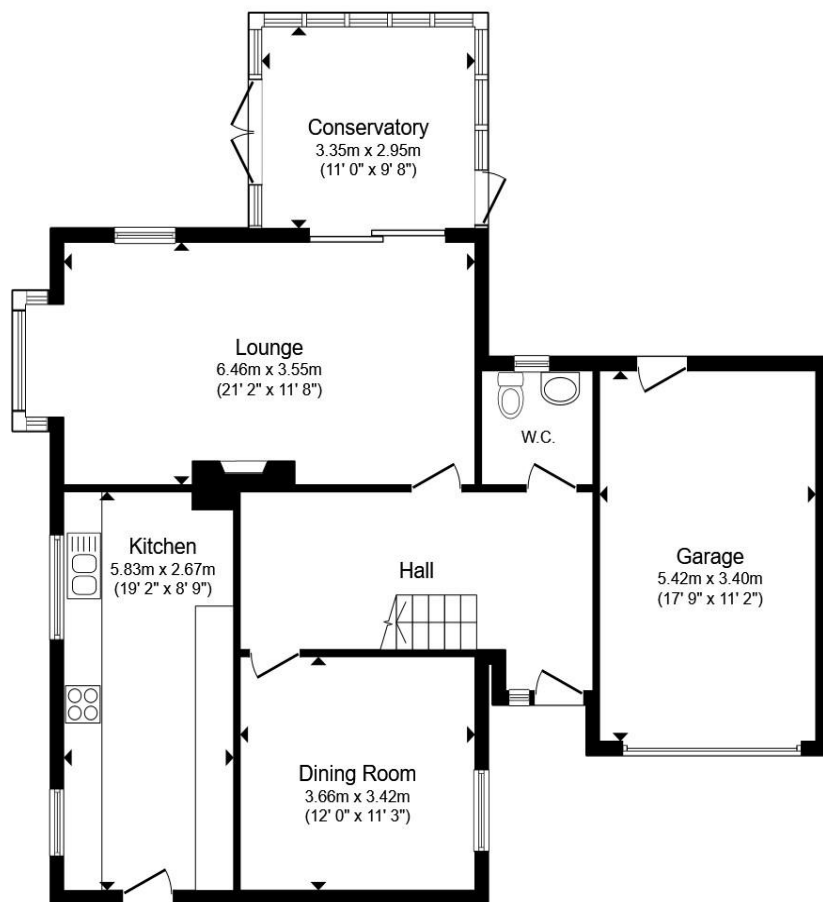
Riverside Mead, Peterborough PE2 8JN

welcome to

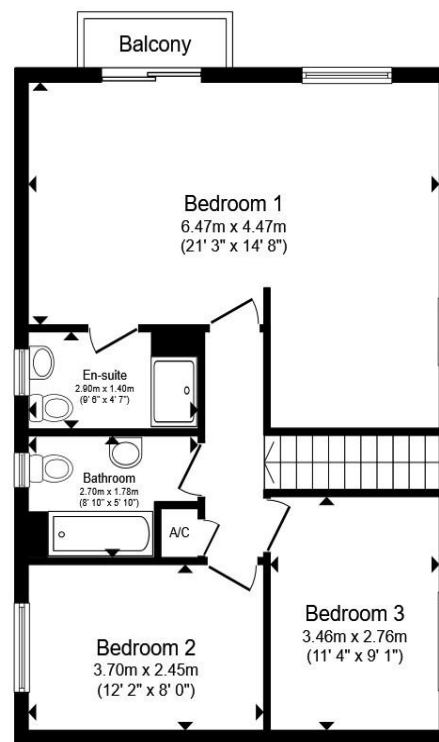
Riverside Mead, Peterborough

We are pleased to offer this wonderful home in Stanground is set on the bank of a tributary off the river Nene. It is beautifully presented with modern Kitchen and Bathrooms. The Master Bedroom,, with en suite of course, is now a wonderful 21 ft with river views and with its own balcony. (BTW, , this can be put back into two separate Bedrooms, making a 4 Bed Home) A further 2 double bedrooms and Family bathroom is on the first floor. On the ground floor, spacious tiled Hallway, Living Room with window seating and multi fuel wood Burner, Conservatory, large Dining Room, Cloak Room and modern Kitchen, again overlooking the river and gardens. Outside, ample driveway parking, garage and dual aspect Gardens leading down to a decked area and moorings, one on the river and a second in the marina. This is a very special property and is being sold with No onward Chain. Viewings Highly Recommended





Ground Floor



First Floor

Living Room

Conservatory

Cloak Room

Kitchen

Kitchen

Dining / Reception Room

Master Bedroom

Further 2 Bedroom

Total floor area 161.3 m² (1,736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Riverside Mead, Peterborough

- Wonderful Marina based 3 Bedroom Detached Property.
- Beautifully presented, modern throughout
- Quiet cul de sac location
- Option to revert the master back into two double Bedrooms
- River views, countryside and wildlife

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

offers over
£430,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG118443](https://www.williamhbrown.co.uk/Property/PCG118443)



Property Ref:
PCG118443 - 0003

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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