



Northfield Road, Peterborough PE1 3QF

welcome to Northfield Road, Peterborough

- Detached family home
- Two spacious reception rooms
- Large kitchen/diner
- Two Bathrooms
- Generous rear garden

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

offers in the region of
£325,000

Situated in a popular residential location, this well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families looking for their next home.

The ground floor features two well-proportioned reception rooms, providing flexible living and entertaining space. At the heart of the home is a particularly spacious kitchen/diner, offering ample room for family dining and everyday living. Completing the ground floor is a convenient shower room.

Upstairs, the property comprises three bedrooms and a modern family shower room, providing comfortable accommodation for the whole family.

Externally, the property benefits from a large rear garden, offering excellent outdoor space for children to play, family gatherings, or keen gardeners looking to create their own private retreat.

Lovingly maintained throughout, this attractive home is presented in immaculate condition and, with only minor cosmetic personalisation if desired, is ready for its next owners to move straight into and enjoy.

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.

view this property online williamhbrown.co.uk/Property/PCG123828



Property Ref:
PCG123828 - 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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk