



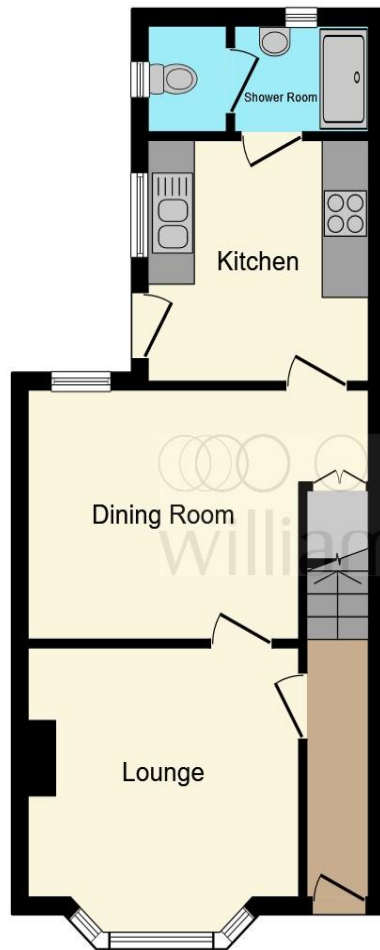
Craig Street, Peterborough PE1 2EJ

welcome to

Craig Street, Peterborough

" Handsome 3 Bedroom home, City Centre Based " This lovely town house is a 5 min walk from the Train Station with a fast 45 min commute to London Kings Cross. This recently refreshed property boast a new full Gas Central heating system, separate Living and Dining Rooms, Kitchen and Family Shower bathroom. To the first floor , Three Double Bedrooms with an en suite to the rear bedroom. There is a secluded Courtyard rear Garden and to the front a Gated Driveway with Parking for 2 vehicles. The property is being sold with No Onward Chain and viewings highly recommended.





Ground Floor



First Floor

Kitchen

10' 3" x 9' 6" (3.12m x 2.90m)

Living Room

13' 2" x 11' 2" (4.01m x 3.40m)

Living Room 2

14' 8" x 12' 6" (4.47m x 3.81m)

Double Bedroom

10' 3" x 8' 6" (3.12m x 2.59m)

Double Bedroom

9' 3" x 8' 8" (2.82m x 2.64m)

Bedroom

Shower Room

En Suite

Garden Front

Rear Garden

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.

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.focalagent.com

welcome to

Craig Street, Peterborough

- 3 Bedroom Home with Gated Parking and en suite to the master bedroom
- Separate Living and Dining Rooms
- Easy care Courtyard to the rear
- 5 min walk to the Train station for a 45 min commute to London Kings Cross
- Full new Central Heating System, recent redecoration
- Bay windows to the front
- Gated secure Parking for 2 vehicles
- No onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG122706](https://www.williamhbrown.co.uk/Property/PCG122706)



Property Ref:
PCG122706 - 0004

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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