



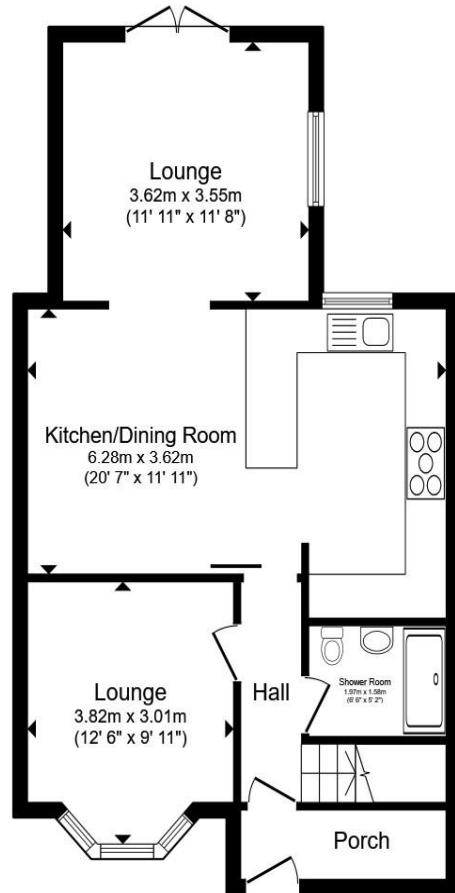
Paston Lane, PETERBOROUGH PE4 6HB

welcome to

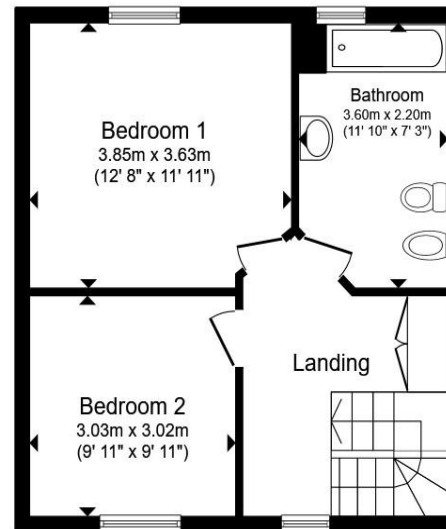
Paston Lane, PETERBOROUGH

" Extended 3 Bedroom family home in Walton " This wonderful property has been extended to offer a generous open plan Kitchen Living and Dining area. It is a credit to its current owners who have lovingly updated the property with a unique flair and attention to detail. In addition, the property offer currently a second Reception Room, currently a double Bedroom and ground floor Shower Room. To the first floor, a further 2 Double Bedrooms and an impressive Family Bathroom with Jacuzzi Bath. The loft has also been updated with flooring and wall panels and is a useful usable space. To the rear, a large lawn Garden and with ample off road Parking to the front. This property is wonderful and I recommend early Viewings. Being with No onward Chain. Please note that the AML fee covers 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.





Ground Floor



First Floor

Kitchen Dining Living Room

Bedroom / Reception

Shower Room

Porch

Bedrooms

Family Bathroom

Total floor area 100.2 m² (1,079 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

Paston Lane, PETERBOROUGH

- Modern impressive 3 Bedroom extended Home in Walton
- Open plan Living Kitchen Dining Area
- 2 impressive Bathrooms, fully tiled, Jacuzzi Bath
- Ample Driveway Parking
- Brotherhood Shopping Centre on the doorstep
- Local Schools close by
- No onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG113033



Property Ref:
PCG113033 - 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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