





Pyecroft,Peterborough PE1 4EP

william h brown

welcome to

Pyecroft, Peterborough

Located in the ever popular Dogsthorpe this absolutely immaculate THREE BEDROOM DETACHED FAMILY HOME offers both luxury and class providing the perfect opportunity for a buyer of any position. This perfect property compromises of an ENTRANCE HALL leading you straight into the Stunning and sizable recently renovated LOUNGE/DINER attached onto the huge living space is the gorgeous KITCHEN which has once again been freshly modernised. To The left of the entrance hall you will find the DOWNSTAIRS W/C perfect for when you are entertaining guests. Upstairs you will find THREE BEDROOMS including two double bedrooms and a single bedroom, perfect for all families. As well as the Beautiful FAMILY BATHROOM which has also been recently renovated. The exterior of the property benefits a gorgeous and private REAR GARDEN with a high-quality decking area perfect for the summer. You will also find a homemade shed attached to the insulated and boarded GARAGE with PARKING in front of the garage. Viewings on this gorgeous property are highly advised.



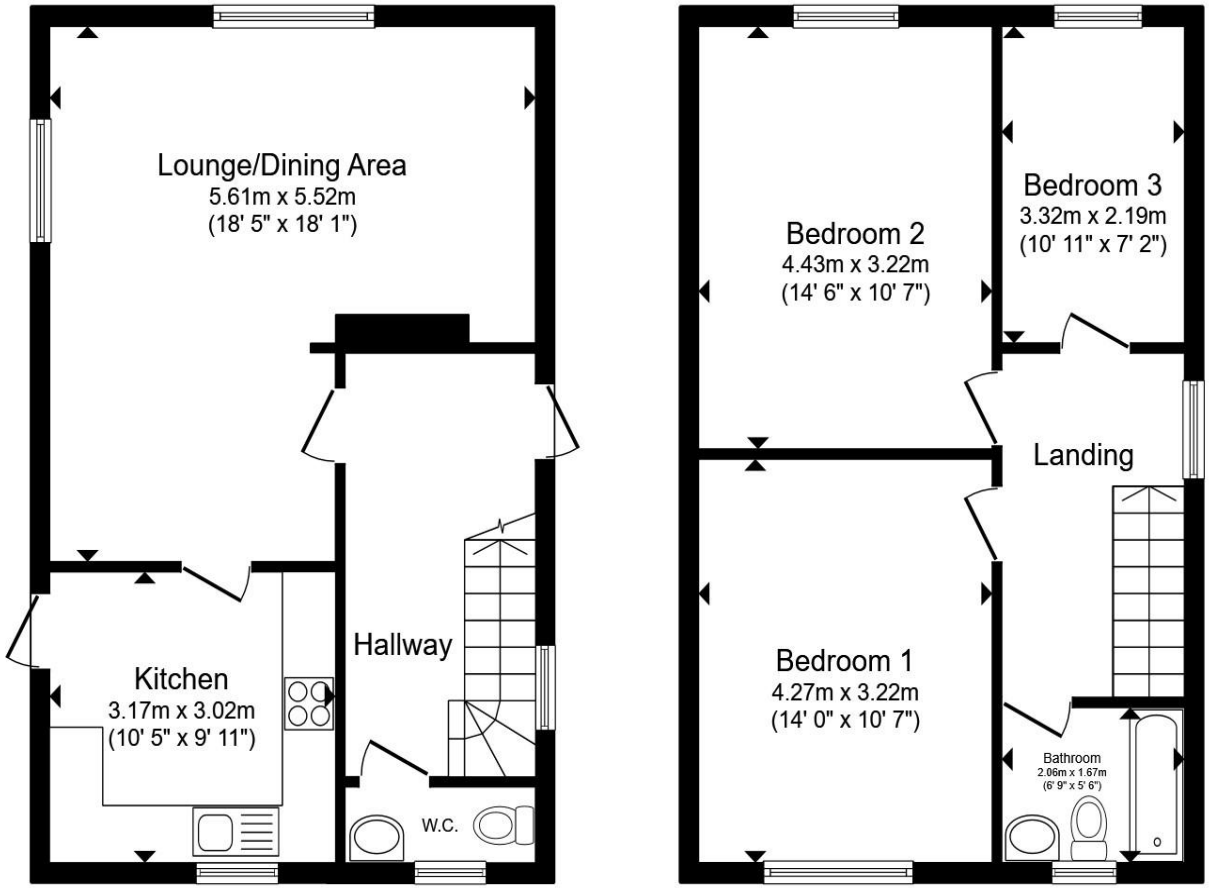












Ground Floor **First Floor**

Total floor area 95.8 m² (1,031 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

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Entrance Hall

Cloakroom

Lounge / Diner L-Shaped

Kitchen

First Floor And Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

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.

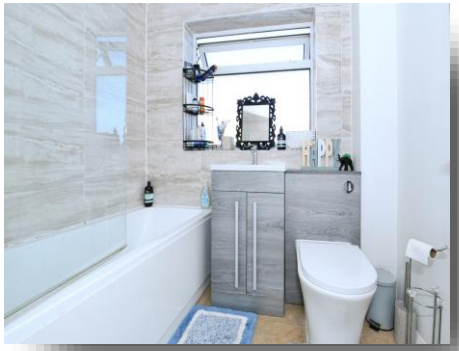
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Pyecroft, Peterborough

- Detached
- Steel security doors
- Garage
- Renovated
- Three bedrooms
- Private Garden

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

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG124050

The Property Ombudsman

Property Ref:
PCG124050 - 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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