



**Byron Close, Peterborough PE2 8PY**



**welcome to**

## **Byron Close, Peterborough**

- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Driveway To The Side
- Ample Sized Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £270,000

William H Brown are pleased to be selling this well presented three bedroom semi detached home. Comprising of three bedrooms, kitchen/breakfast room, lounge, dining room, sun room, cloakroom and a family bathroom. There is under floor heating in the kitchen and the sun room. The rear garden is a generous size and is fully enclosed. To the front of the property there is a driveway to the side.

Byron Close is located in the popular area of Stanground only a short drive from Peterborough City Centre other road links and a local bus route. There is an array of local shops, amenities and good schools located in the vicinity. Viewings are highly recommended to appreciate the size of this property. Please call us on 01733 896598 to book your appointment!

### **Entrance Hall**

14' 2" x 6' 4" Into Stairs ( 4.32m x 1.93m Into Stairs )

### **Cloakroom**

### **Kitchen/Breakfast Room**

18' 7" x 7' 7" ( 5.66m x 2.31m )

### **Lounge**

12' 8" x 11' 9" ( 3.86m x 3.58m )

### **Dining Room**

11' 9" x 10' 9" ( 3.58m x 3.28m )

### **Sun Room**

13' 3" x 9' 1" ( 4.04m x 2.77m )

### **Landing**

### **Bedroom One**

14' 5" into bay x 9' 3" ( 4.39m into bay x 2.82m )

### **Bedroom Two**

11' 2" x 10' 5" ( 3.40m x 3.17m )

### **Bedroom Three**

9' 4" x 7' 4" ( 2.84m x 2.24m )

### **Family Bathroom**

### **Rear Garden**

**view this property online** [williamhbrown.co.uk/Property/FLE104942](http://williamhbrown.co.uk/Property/FLE104942)



**Property Ref:**

FLE104942 - 0003

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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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