

Gullymore, Bretton Peterborough PE3 8LD



welcome to

Gullymore, Bretton Peterborough

- Three Bedrooms
- Semi Detached
- Two Receptions
- Single Garage
- Cloakroom/utility

Tenure: Freehold EPC Rating: D

£240,000

This is a fantastic opportunity to purchase this well maintained, modern THREE **BEDROOM SEMI DETACHED FAMILY** HOME. Briefly comprises ENTRANCE HALL, KITCHEN, W/C UTILITY, LOUNGE/DINER, DINING ROOM and BEDROOM TWO to the ground floor. The first floor comprises of a further TWO BEDROOMS and FAMILY BATHROOM. Outside benefits from established front and rear gardens. Also has a SINGLE GARAGE. To avoid disappointment early viewing is advised.

Entrance Hall

Kitchen 12' 7" x 8' 2" (3.84m x 2.49m)

Wc / Utility

Lounge / Diner 12' 7" x 8' 2" (3.84m x 2.49m)

Dining Room 8' 4" x 5' 5" (2.54m x 1.65m)

Bedroom Two 10' 3" x 8' 7" (3.12m x 2.62m)

First Floor And Landing

Bedroom One 14' 4" x 11' 9" (4.37m x 3.58m)

Bedroom Three 11' x 7' 2" (3.35m x 2.18m)

Family Bathroom

Single Garage

view this property online williamhbrown.co.uk/Property/PCG120721



Property Ref: PCG120721 - 0005 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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