



Essendyke, Bretton Peterborough PE3 8JD

welcome to

Essendyke, Bretton Peterborough

SOLD AS SEEN! Offered to the market with NO FORWARD CHAIN this FOUR BEDROOM THREE STOREY HOME is located in the ever popular Bretton is one not to miss out on. Located only a short distance from local amenities and only 1.2 miles from Bretton park this property caters to all types of buyers. The property interior offers: ENTRANCE HALL, OPEN PLAN KITCHEN/DINING ROOM, LOUNGE, CLOAKROOM and CONSERVATORY. On the first floor there are TWO DOUBLE BEDROOMS and an EN-SUITE to the Main bedroom and occupying the second floor is a further TWO BEDROOMS and FAMILY BATHROOM. The exterior of the property benefits from a large enclosed rear garden and also communal parking. An early viewing on the property is highly advised.





Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen

17' 4" x 16' 3" (5.28m x 4.95m)

Lounge

18' 7" x 12' 7" (5.66m x 3.84m)

Conservatory

16' 3" x 9' 6" (4.95m x 2.90m)

First Floor And Landing

Bedroom One

16' 5" x 11' 7" (5.00m x 3.53m)

En-Suite

7' 5" x 4' 3" (2.26m x 1.30m)

Bedroom Two

13' 3" x 10' 7" (4.04m x 3.23m)

Bedroom Three

11' 7" x 10' 7" (3.53m x 3.23m)

Bedroom Four

10' 8" x 10' 4" (3.25m x 3.15m)

Bathroom

11' 6" x 5' 7" (3.51m x 1.70m)

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

Essendyke, Bretton Peterborough

- Sold as Seen
- No Forward Chain
- Close to local Amenities
- Spanning Over Three Floors
- COUNCIL TAX BAND B
- En-Suite to Main Bedroom
- 1.2 Miles from Bretton Park

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG121159](https://www.williamhbrown.co.uk/Property/PCG121159)



Property Ref:
PCG121159 - 0006

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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)