



Eyrescroft, Bretton PETERBOROUGH PE3 8EX

welcome to

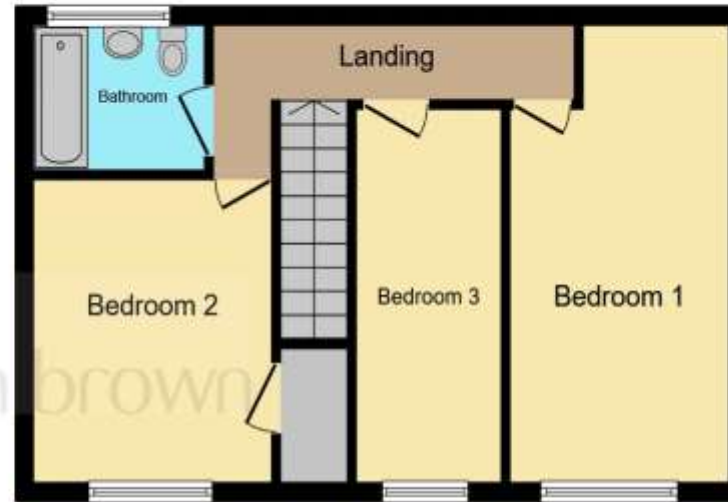
Eyrescroft, Bretton PETERBOROUGH

Pleased to offer this well presented three Bedroom Family home in Bretton. The property boasts a modern KITCHEN / DINER with patio doors to the enclosed REAR GARDEN, CLOAKROOM, LIVING ROOM again with Patio Doors and to the first floor are TWO DOUBLES and a SINGLE BEDROOM along with the FAMILY BATHROOM. Close to good schools and local amenities and regular bus routes to the City Centre. Viewings Highly Recommended.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen / Diner

17' 5" x 9' 4" (5.31m x 2.84m)

Living Room

16' 9" x 11' 2" (5.11m x 3.40m)

First Floor And Landing

Bedroom One

14' 11" x 5' 8" (4.55m x 1.73m)

Bedroom Two

16' 8" x 8' 8" (5.08m x 2.64m)

Bedroom Three

11' 1" x 9' 8" (3.38m x 2.95m)

Family Bathroom

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

Eyrescroft, Bretton PETERBOROUGH

- Three Bedroom mid Terrace home in Bretton
- Well presented
- Local Schools Shops and Parks
- Easy access to the City
- Ample communal parking

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121541



Property Ref:
PCG121541 - 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.

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