



**Watergall, Bretton Peterborough PE3 8ND**



**welcome to**

## **Watergall, Bretton Peterborough**

- Tenants in situ
- NO CHAIN
- Garage
- End of Terrace
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£190,000**

Located in the popular Bretton this beautifully presented property is being sold with tenants in situ, providing the perfect opportunity for investment buyers who are looking to invest for the first time or increase their portfolio. This THREE BEDROOM END TERRACED HOUSE benefits from being surrounded by Junior and Senior Schools as well as being just around the corner from the City Hospital. The property comprises of: ENTRANCE HALL, KITCHEN/DINER, DOWNSTAIRS W/C, LARGE LIVING ROOM, THREE BEDROOMS and a FAMILY BATHROOM. The outside of the property benefits from a front and rear garden at the end of the garden you will find a GARAGE as well as parking to the rear.

**Entrance Hall**

**Cloakroom**

**Lounge**

17' 7" x 10' 4" ( 5.36m x 3.15m )

**Kitchen / Diner**

15' 7" x 11' 3" ( 4.75m x 3.43m )

**First Floor And Landing**

**Bedroom**

8' 7" x 7' 6" ( 2.62m x 2.29m )

**Bedroom**

13' 6" x 8' 8" ( 4.11m x 2.64m )

**Bedroom**

12' 7" x 8' 9" ( 3.84m x 2.67m )

**Family Bathroom**

**view this property online** [williamhbrown.co.uk/Property/PCG121946](http://williamhbrown.co.uk/Property/PCG121946)



**Property Ref:**

PCG121946 - 0004

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