



Oxclose, Bretton Peterborough PE3 8JR

welcome to

Oxclose, Bretton Peterborough

" Modern improved Family Home" Based in popular Bretton, we are pleased to offer this this well-presented Family Home. Set in a quiet cul de sac, the property boasts open plan Kitchen Diner with centre aisle, Living Room, Cloakroom and Utility Room. To the first floor, four Bedrooms and modern family Bathroom. To the rear, enclosed easy care garden not overlooked, with patio. To the front of the property, parking for several vehicles and integral single Garage. Walking distance to school and Bretton Park. Viewings Highly Recommended.





Ground Floor



First Floor

Kitchen / Diner

18' x 5' 6" (5.49m x 1.68m)

Living Room

14' 8" x 11' 1" (4.47m x 3.38m)

Utility Store Room

Cloak Room

First Floor And Landing

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)

Bedroom Two

8' 9" x 7' 9" (2.67m x 2.36m)

Bedroom Three

14' 9" x 7' 9" (4.50m x 2.36m)

Bedroom Four

10' 3" x 6' 7" (3.12m x 2.01m)

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

Oxclose, Bretton Peterborough

- Well presented, spacious 4 Bedroom Family Home
- Bretton Based in quiet cul de sac
- Modern open plan Kitchen Diner
- Easy care Garden & patio
- Ample parking and integral Garage
-

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG119228



Property Ref:
PCG119228 - 0004

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