



Kirkmeadow, Bretton Peterborough PE3 8JJ

welcome to

Kirkmeadow, Bretton Peterborough

Set in POPULAR Bretton, this larger Family Home is close to Schools, Bretton Shopping Centre, Peterborough City Hospital & play areas. With front & rear Gardens and ample communal parking on the doorstep, this currently tenanted property is ideal for new and existing landlords alike.



Hallway

Back door access to the rear Garden

Kitchen Diner

17' 8" x 9' 3" (5.38m x 2.82m)

Ample wall and base units

Cloak Room**Living Room**

17' 2" x 10' 4" (5.23m x 3.15m)

Bedroom 1

17' 8" x 7' 6" (5.38m x 2.29m)

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

Bedroom 3

11' 5" x 5' 5" (3.48m x 1.65m)

Landing

With 2 cupboards

" Calling Buy to Let investors " Pleased to offer this well presented, larger 3 Bedroom mid terrace Home in Bretton. The property boasts front and rear enclosed Gardens, Kitchen Dining Room, Living Room, Cloak Room, three Bedrooms and Family Bathroom. There is ample communal Parking nearby. The property has a current sitting tenant with above average rental. Viewings Highly recommended.



view this property online williamhbrown.co.uk/Property/PCG122427



welcome to

Kirkmeadow, Bretton Peterborough

- Larger, 3-bedroom mid terrace Home
- Popular Bretton location, Schools, Shops and Hospital nearby
- Current sitting tenant, good rental returns
- No onward Chain
- Front and Rear enclosed Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122427



Property Ref:
PCG122427 - 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