



Oxclose, Bretton Peterborough PE3 8JR

welcome to

Oxclose, Bretton Peterborough

" Calling Buy to let investors and 1st time buyers" Pleased to offer this 3 Bedroom Mid Terrace Family Home in popular Bretton. The property has a current sitting Tenant offering above average yield. The property boasts Hallway, Cloak Room, Kitchen Diner and Living Room. To the 1st floor, Two Doubles and a Single Bedroom also a family Bathroom. To the rear, an enclosed easy care Garden with large patio area. Ample communal parking to the front of the property. Viewings Highly recommended.



Hallway
Cloakroom
Kitchen Diner

15' 9" x 11' 6" (4.80m x 3.51m)

Laminate flooring, space and plumbing for washer and dryer, space for fridge freezer, ample wall and floor units

Lounge

18' 2" x 10' 8" (5.54m x 3.25m)

Carpet flooring, patio door access to the enclosed garden

First Floor And Landing
Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m)

Carpet flooring

Bedroom Two

13' 7" x 9' 11" (4.14m x 3.02m)

Carpet flooring

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

Laminate flooring, feature wall

Family Bathroom

3 piece with mixer shower over the bathroom, part tiled



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- Ideal buy to let investment with current sitting tenant
- Three-bedroom, mid terrace family home
- Quieter tucked back location
- No onward chain
- Viewings recommended

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PCG122439 - 0003

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.

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