



**Watergall**

Bretton, Peterborough, PE3 8NB

**£180,000 - Freehold , Tax Band - A**



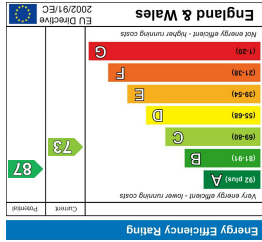
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*\*\*Offered with No Forward Chain!\*\*\*  
City and County are excited to present this THREE BEDROOMED TERRACE home, located in Bretton, with easy access to amenities, Peterborough Hospital and transport links to the City Centre. Ideal property for first time buyers, investors, or someone looking to move up the property ladder. This well-presented home benefits from gas central heating and uPVC double glazing, and a spacious reception room.

Entrance into the entrance hall, with a door leading to the good sized lounge, large storage cupboard, and a cloakroom with a wash hand basin and w/c. The kitchen comprises a range of matching base and eye level units, space for a four ring gas cooker with fitted extractor fan over, stainless steel sink with single drainer, and space for a washing machine, dishwasher and fridge/freezer. Upstairs, there are three good sized bedrooms and a separate bathroom that comprises a w/c, shower, wash hand basin, and a storage cupboard with the combination boiler. There is off road parking for two vehicles to the rear and a detached single garage. There is a private enclosed garden which is mainly laid to patio. Please contact the office to book your viewing so you don't miss out!

### Entrance Hall

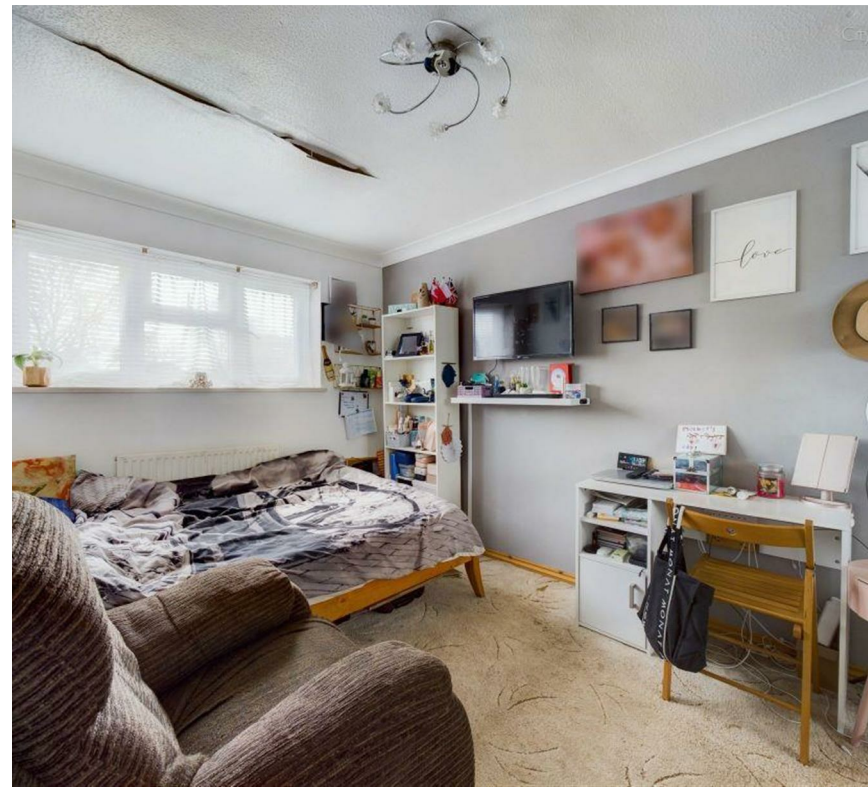
12'7" x 5'10"

### WC

2'9" x 4'10"

### Kitchen

15'7" x 11'3"



### Living Room

10'3" x 17'7"

### Landing

11'8" x 7'10"

### Master Bedroom

12'9" x 8'7"

### Bedroom Two

11'3" x 8'9"

### Bedroom Three

7'8" x 8'9"

### Bathroom

6'10" x 6'5"

### EPC: C

73/87

### Tenure : Freehold

