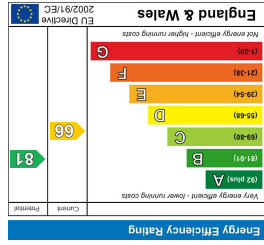


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



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.

Viewing



Area Map



Floor Plan



||| Linkside

Bretton, Peterborough, PE3 8PB

Guide Price £135,000





### ||| Linkside

#### Bretton, Peterborough, PE3 8PB

\*\*\*Offered with No Forward Chain!\*\*\* \*\*\*Cash Buyers Only\*\*\*

##### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

City and County are excited to present this THREE/FOUR BEDROOMED, END TERRACE, home located in Bretton, with easy access to amenities, Peterborough Hospital and transport links to the City Centre. Ideal property for an investor to add value to!

This home offers gas central heating and uPVC double glazing. Entrance into the entrance hall, with a door leading to the open plan kitchen/dining/living room. The kitchen comprises a range of matching base and eye level units, with space for a four-ring gas cooker, with a fitted extractor fan over. Stainless steel sink with single drainer, and space for a washing machine, dishwasher and fridge/freezer. There are doors leading into the garden and a separate reception room/bedroom four.

Downstairs also benefits from a two-piece cloakroom, and under stairs storage cupboard. Upstairs, there are three good sized bedrooms, and a separate bathroom.

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##### Entrance Hall

15'7" x 3'2"



- Kitchen**  
14'7" x 11'3"
- Living Room**  
9'4" x 10'11"
- Living Room/Bedroom Four**  
10'5" x 6'3"
- WC**  
4'10" x 2'9"
- Landing**  
11'6" x 7'10"
- Master Bedroom**  
13'9" x 8'10"
- Bedroom Two**  
10'11" x 8'9"
- Bedroom Three**  
7'8" x 8'8"
- Bathroom**  
7'0" x 8'8"
- EPC - D**  
66/81
- Freehold**

