

Disclaimers 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	127-131
B	112-126
C	82-111
D	62-81
E	45-61
F	21-44
G	1-20

Energy Efficiency Graph



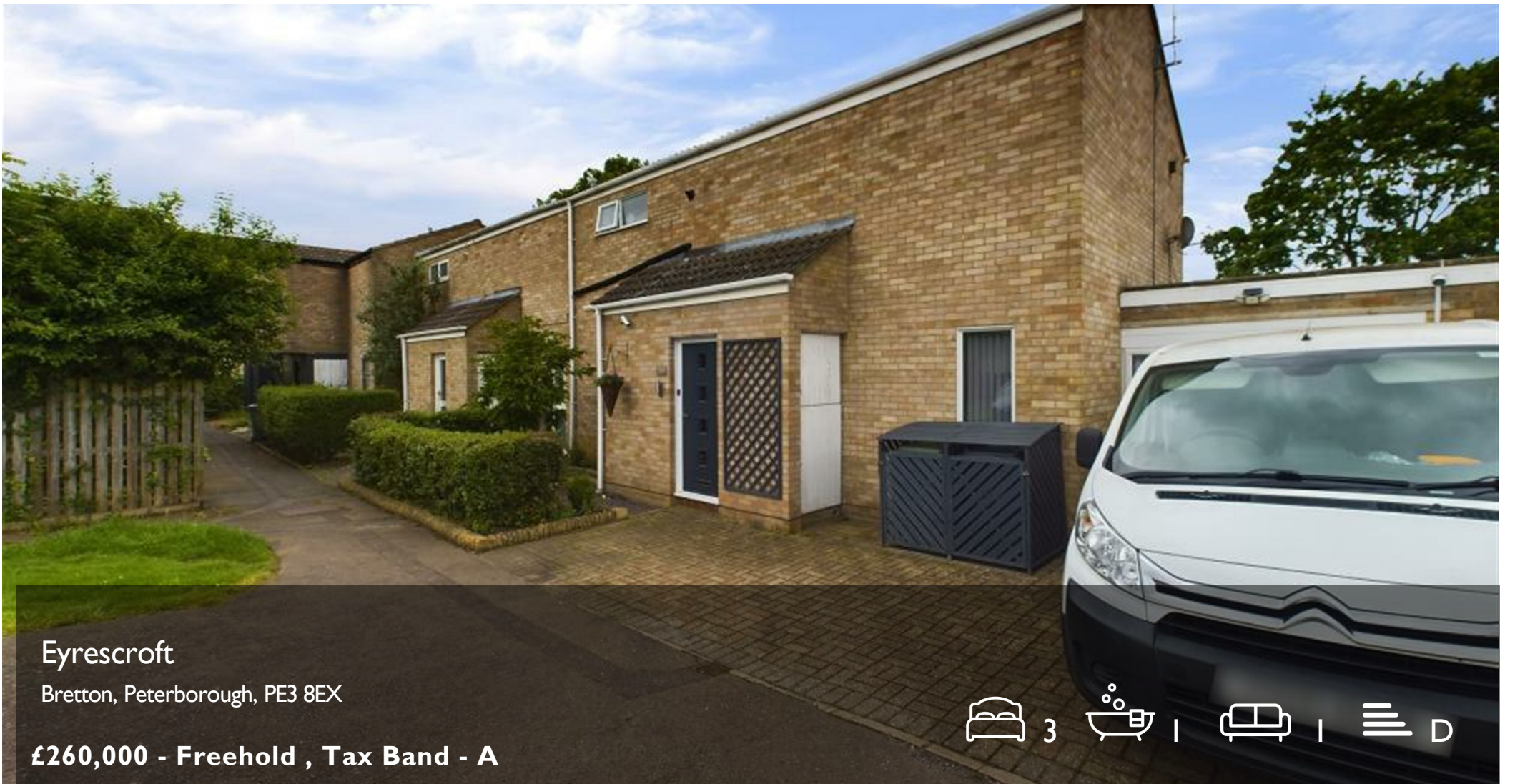
Area Map



Floor Plan

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.

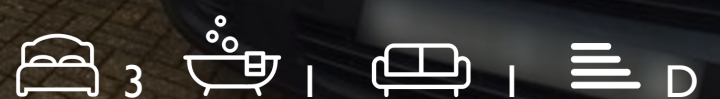
Viewing



Eyrescroft

Bretton, Peterborough, PE3 8EX

£260,000 - Freehold , Tax Band - A



Eyrescroft

Bretton, Peterborough, PE3 8EX

Welcome to this charming three/four bedroom end of terrace property in the lovely area of Eyrescroft, Bretton, Peterborough. This property is perfect for those looking for a spacious home with a touch of elegance.

As you step inside, you'll be greeted by a beautifully extended property situated on a large plot that offers ample space for all your needs. With one reception room, three bedrooms, and a bonus room that can be used as a fourth bedroom or a study, there's plenty of room for the whole family. The kitchen is a highlight of this home, featuring modern base and eye level units, along with space for a fridge/freezer and a range cooker. Whether you're a seasoned chef or just enjoy cooking for your loved ones, this kitchen is sure to inspire some delicious meals. One of the standout features of this property is the conservatory, where you can relax and unwind while enjoying views of the large plot this house sits on. Imagine sipping your morning coffee here or hosting friends for a cozy evening gathering.

With off-road parking for two cars, you won't have to worry about finding a spot after a long day. The convenience of having your own parking space adds to the appeal of this already fantastic property.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property in Eyrescroft, Bretton.

Entrance Hall

8'9" x 6'3"



WC

3'5" x 4'9"

Storage Room

6'0" x 6'5"

Lounge/Dining Room

24'9" x 14'3"

Kitchen/Breakfast Room

16'7" x 9'4"

Conservatory

16'4" x 7'11"

Hallway

3'1" x 2'10"

Bedroom Four With Shower

24'4" x 9'3"

Landing

3'8" x 11'5"

Master Bedroom

16'7" x 8'7"

Bathroom

5'5" x 6'9"

Bedroom Two

10'10" x 10'11"

Bedroom Three

11'8" x 7'5"

EPC - D

66/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

