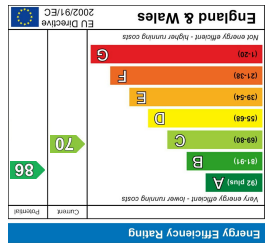


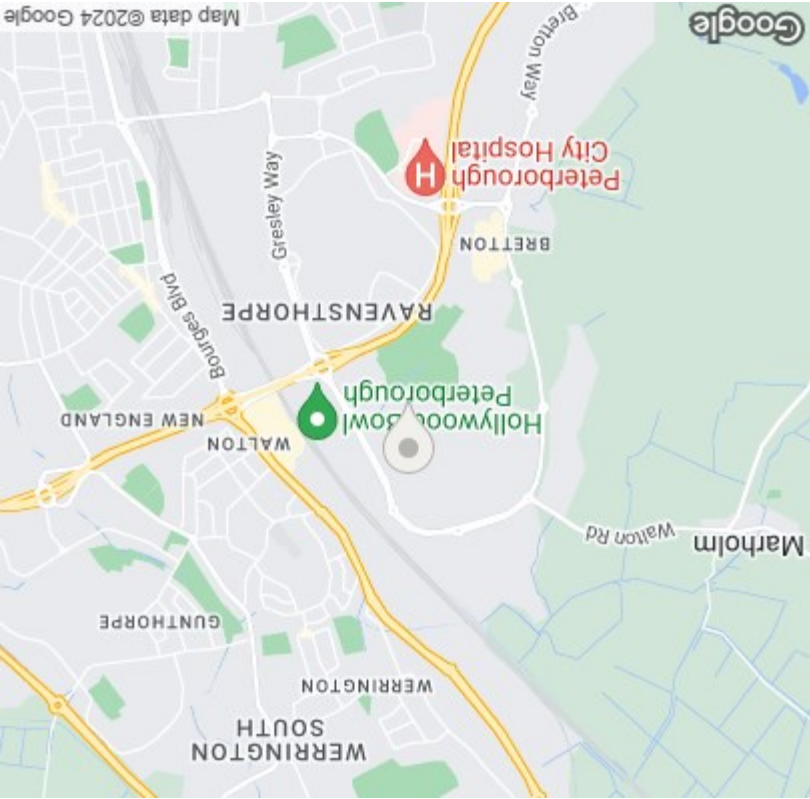
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



84 Pyhill
 Bretton, Peterborough, PE3 8QL

Guide Price £270,000 - Freehold, Tax Band - C



84 Pyhill

Bretton, Peterborough, PE3 8QL

GUIDE PRICE £270,000-£290,000

City and County are pleased to market this spacious, and beautifully presented three-bedroom detached property located in a quiet Cul-de-Sac in Bretton, Peterborough. Offering easy access to local schooling, transport links and is a short distance away from Peterborough City Hospital, this property is the ideal family home.

Briefly comprising downstairs, an entrance porch, that leads into a dual aspect lounge/dining room with open access into the extended reception room to the rear. The re-fitted kitchen is fitted with a range of matching base and eye level units with space for a washing machine, a dishwasher and a fridge/freezer. Space for a cooker with a four-ring gas hob with an extractor over. Upstairs benefits from three bedrooms, of which all are able to fit a double bed in. The family bathroom is also re-fitted with a three-piece suite comprising, a WC, a wash hand basin and a shower enclosure. To the rear, there is a fantastic garden providing haven for outside entertaining. There are multiple seating areas, a lawned area and side access to the front. To the front of the property, there is off road parking for two/three cars and access to the single garage. Please call today for a viewing. Virtual tour available.

Entrance Porch
6'1" x 4'1"

Lounge/Dining Room
19'1" x 12'9"

Kitchen
9'5" x 8'3"

Reception Room
7'9" x 11'7"

Utility Room
4'5" x 7'6"

WC
2'11" x 7'6"

Landing
2'7" x 8'6"

Master Bedroom
8'8" x 12'11"

Bedroom Two
10'3" x 6'10"

Bedroom Three
7'1" x 9'8"



Bathroom
5'7" x 8'6"

Garage
16'2" x 8'7"

EPC - C
70/86

Tenure - Leasehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Combi Boiler
Heating features: None
Broadband: up to 1000Mbps
Mobile coverage: 02 - Great, Vodafone - Great, EE - Excellent, Three - Excellent

Parking: Garage, Driveway, On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C (potential rating is B)

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

