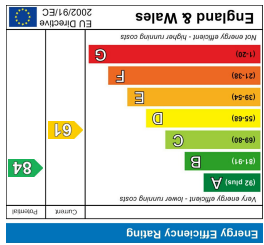
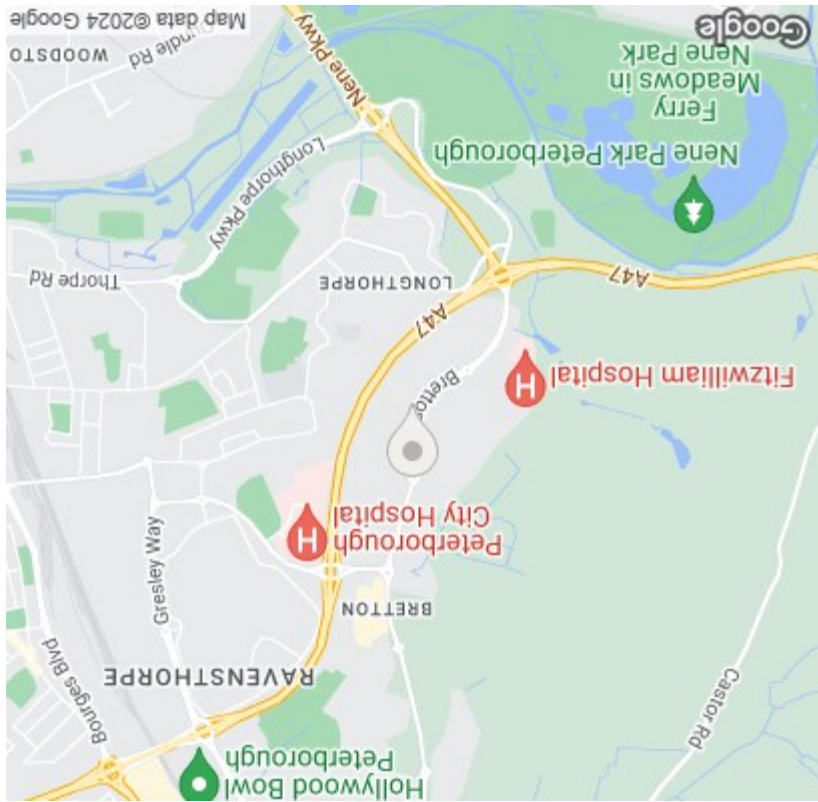


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



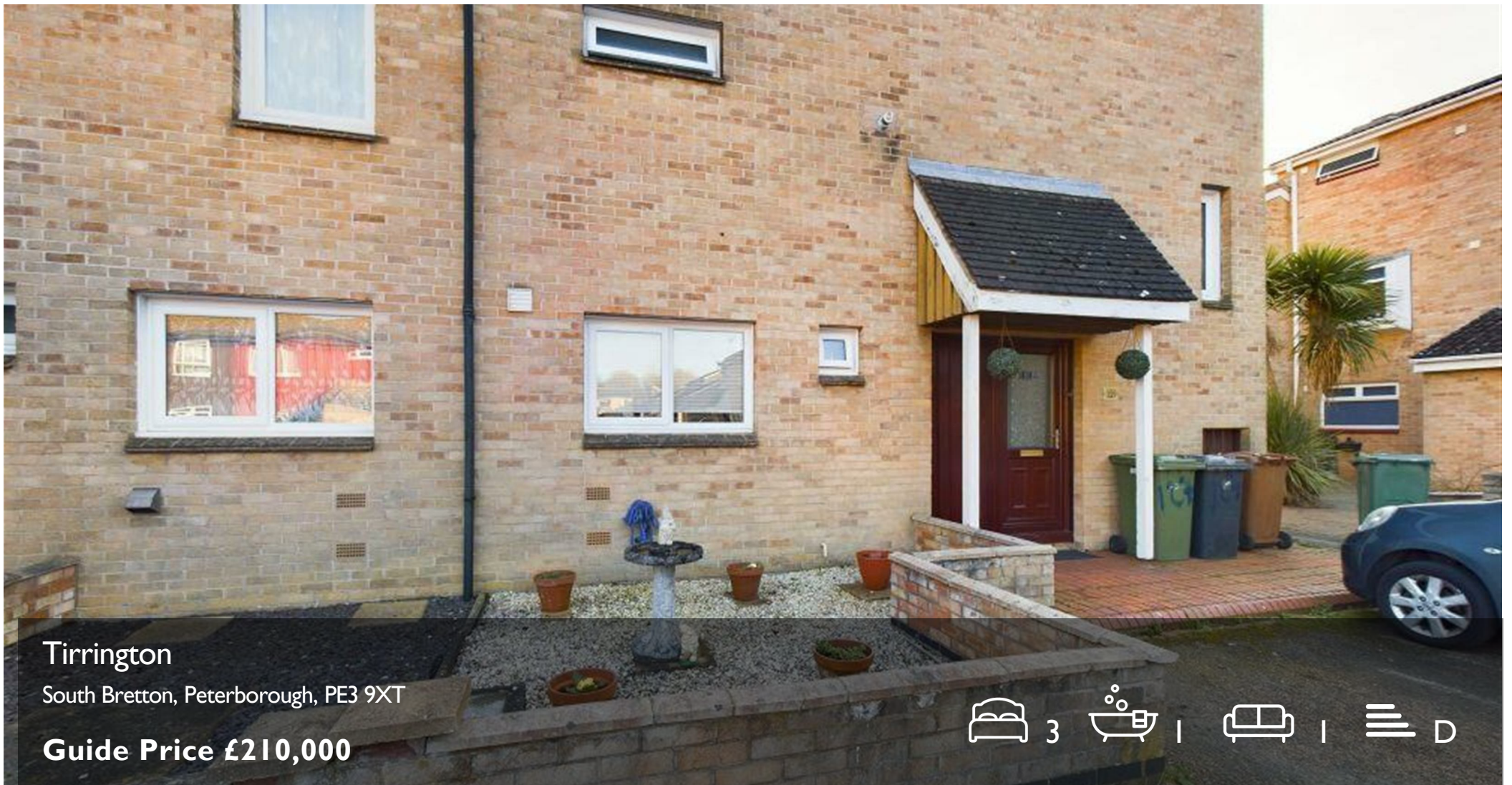
Area Map



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



Tirrington
 South Bretton, Peterborough, PE3 9XT
Guide Price £210,000



Tirrington

South Bretton, Peterborough,
PE3 9XT

City and County are excited to market this immaculate, three-bedroom, end of terrace property situated in a quiet cul-de-sac in Bretton, Peterborough. Offering easy access to Peterborough City hospital, local schooling, amenities and transport links. This property is the perfect family home.

Briefly comprising, entrance hall, cloakroom, lounge with a large window with views to the rear garden, a kitchen/diner with a range of matching base and eye level units with space for, a washing machine, dishwasher and fridge/freezer. Five ring gas hob with an extractor over. The kitchen/diner also has access to the conservatory via uPVC double glazed sliding doors. Upstairs there are three good sized bedrooms, large storage cupboards, and a three-piece suite family bathroom comprising, w/c, wash hand basin and a bath with a shower over. Tiled flooring and tiled surround. To the rear there is an enclosed rear garden which is mainly laid to lawn. To the front of the property there is communal parking. Please call today to book your. Virtual tour available.

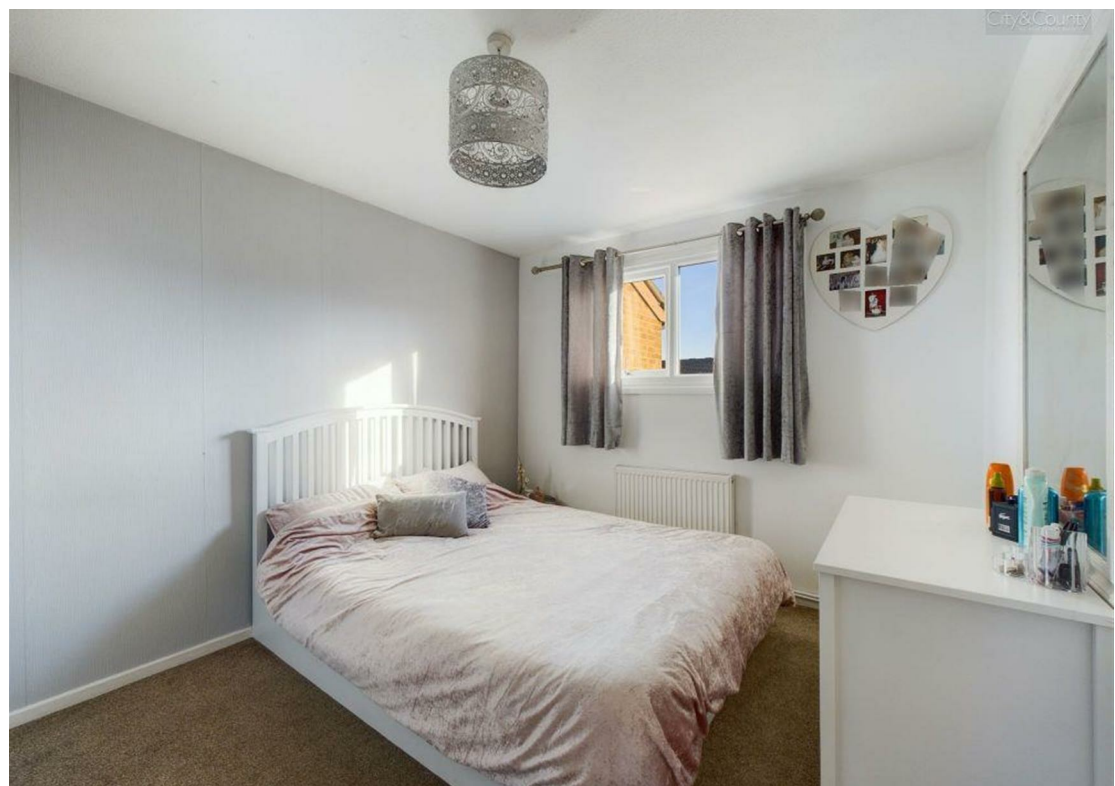
Entrance Hall
14'0" x 5'10"

WC
4'4" x 2'7"

Living Room
16'9" x 11'5"

Kitchen
9'6" x 17'7"

Sunroom
9'3" x 8'2"



Landing
13'1" x 2'11"

Master Bedroom
10'0" x 11'6"

Bedroom Two
9'5" x 11'6"

Bedroom Three
6'7" x 11'6"

Bathroom
6'6" x 5'10"

EPC: D
61/84

Tenure: Freehold

**DRAFT DETAILS AWAITING
VENDORS APPROVAL**

