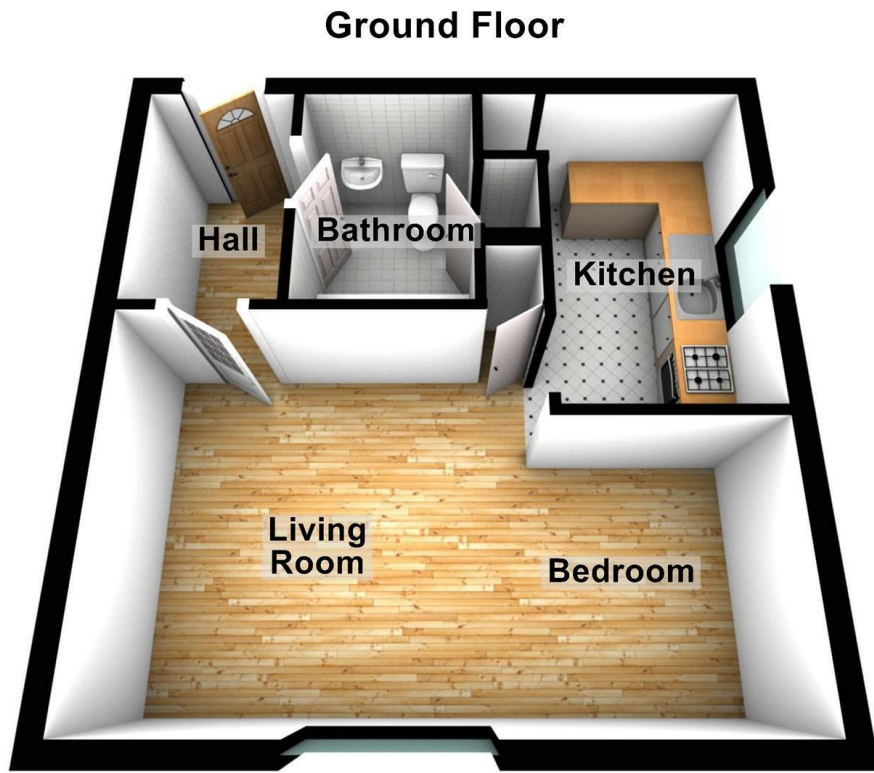


ENTRANCE HALL

LIVING ROOM/BEDROOM

KITCHEN

BATHROOM



Woodcock Holmes
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 Hampton, Peterborough PE7 8GX
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The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

138 Deerleap
 Bretton, Peterborough, PE3 9YD
 £80,000



**138 Deerleap
Bretton, Peterborough
PE3 9YD**

The ideal Buy To Let Investment or First Time Buy, is available with no forward chain. Don't miss out on this ground-floor studio apartment with kitchen, bathroom, open plan living/bedroom, and garage en-bloc.

- NO FORWARD CHAIN
- STUDIO APARTMENT
- GROUND FLOOR
- GARAGE
- IDEAL INVESTMENT BUY
- EPC RATING C
- CLOSE TO BRETTON CENTRE
- EASY ACCESS TO A47 & HOSPITAL

Viewings: By appointment
£80,000

ENTRANCE HALL

Wooden door, laminate flooring, open to:

LIVING AREA

11'1" x 12"
UPVC double glazed window to front, laminate flooring, radiator, storage cupboard.

BEDROOM AREA

7'11" x 6'8"
Laminate flooring, radiator.

KITCHEN

10'5" x 6'6"
UPVC double glazed window to side. Fitted worktops, fitted stainless steel sink drainer, storage cupboard.

BATHROOM

6'6" x 5'6"
Three-piece suite with low level WC, wash hand basin, bath, tiling, airing cupboard.

OUTSIDE

Communal grounds and bin storage, intercom and fob entry system, communal parking.

GARAGE

Brick built garage en bloc with up and over garage door.

SURROUNDING AREA

Bretton is a residential area in the City of Peterborough, Cambridgeshire just off the A47 and has been designed as a green environment; the major roads are tree-lined and there are several large parks and playing fields. There are many local shops and amenities within Bretton including the Bretton Centre, City Hospital.

TENURE

Leasehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC