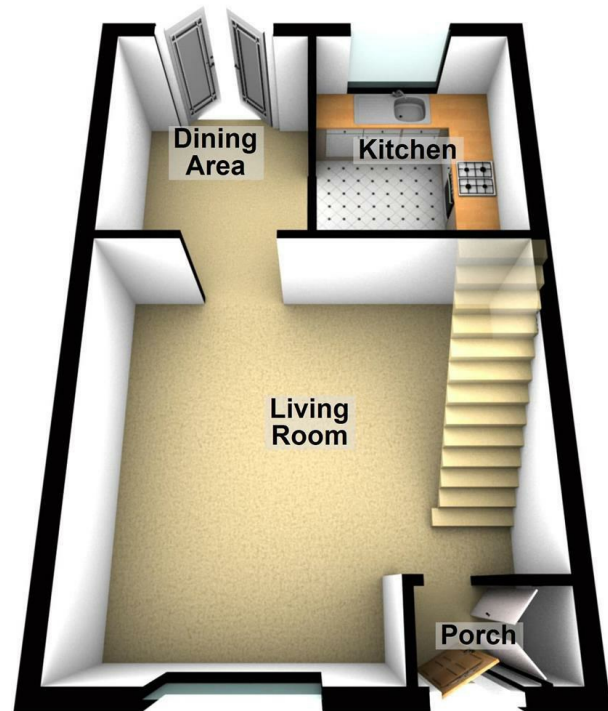


Ground Floor



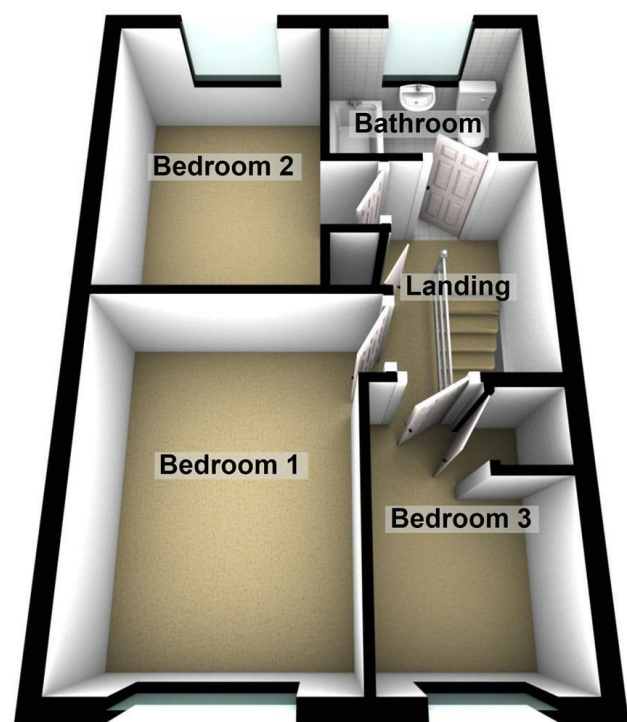
ENTRANCE PORCH

LIVING ROOM

DINING ROOM

KITCHEN

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



woodcockholmes.co.uk

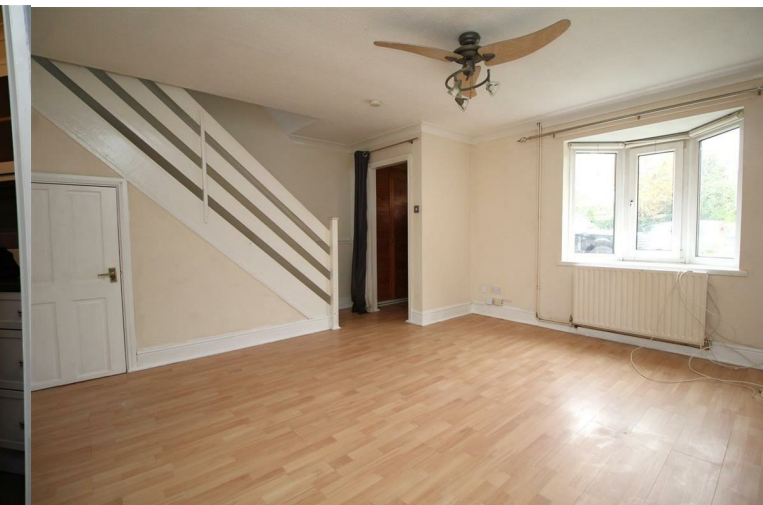


Woodcock Holmes  
First Floor Offices, 4 Office Village  
Hampton, Peterborough PE7 8GX  
01733 303111  
info@woodcockholmes.co.uk



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.

21 Stamer Street  
Bretton, Peterborough, PE3 9JS  
£210,000



**21 Stamper Street  
Bretton, Peterborough  
PE3 9JS**

Tucked away in a quiet cul-de-sac sits this well kept three bedroom semi-detached house, available with No Forward Chain and available for viewing straight away!

- NO FORWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- ALLOCATED PARKING
- SEPERATE LIVING ROOM AND DINING ROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO PETERBOROUGH HOSPITAL
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO A47 AND TRAVEL LINKS
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment  
£210,000

**ENTRANCE PORCH**

UPVC door to front, store cupboard, access to the living room:

**LIVING ROOM**

14" x 15"

UPVC double glazed window to front, radiator, laminate flooring, access to first floor, open to dining area:

**DINING ROOM**

8'6" x 7'4"

UPVC double glazed French doors to rear, laminate flooring, radiator, access to the kitchen:

**KITCHEN**

8'6" x 7'6"

UPVC double glazed window to rear. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splash back tiles behind. Space for appliances, fitted sink drainer.

**FIRST FLOOR LANDING**

7'6" x 5'8"

Fitted carpet, airing cupboard, access to:

**BEDROOM 1**

11'11" x 8'11"

UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 2**

10'7" x 6'9"

UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**

8'11" x 6'1"

UPVC double glazed window to front, fitted carpet, radiator, store cupboard.

**BATHROOM**

5'3" x 7'4"

Obscure uPVC double glazed window to rear, three piece suite fitted with a low level WC, wash hand basin, bath, splashback tiles, radiator.

**OUTSIDE**

The rear garden is fully enclosed with timber fencing, offering a comfortable outdoor space perfect for social gatherings. With a lawn area, patio, and gravelled section, the garden provides flexible options for layout and use. To the front of the property is allocated parking.

**TENURE**

Freehold.

**SERVICES**

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

**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		