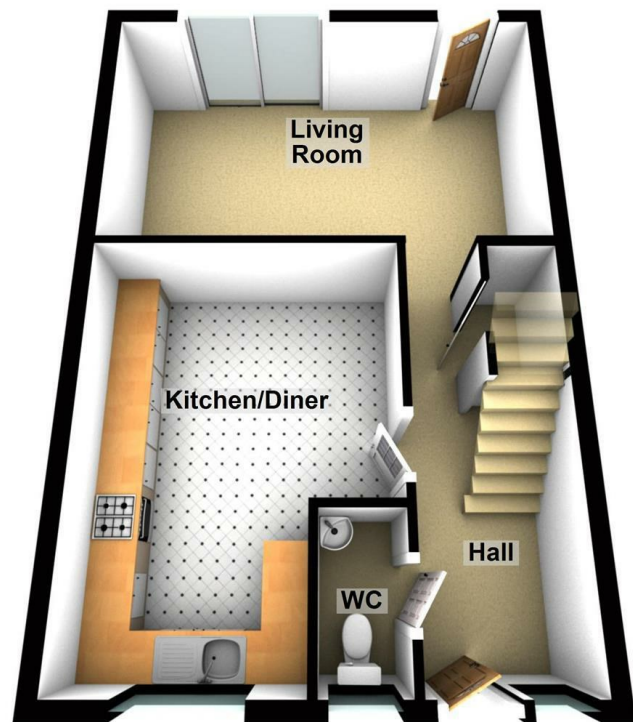


Ground Floor



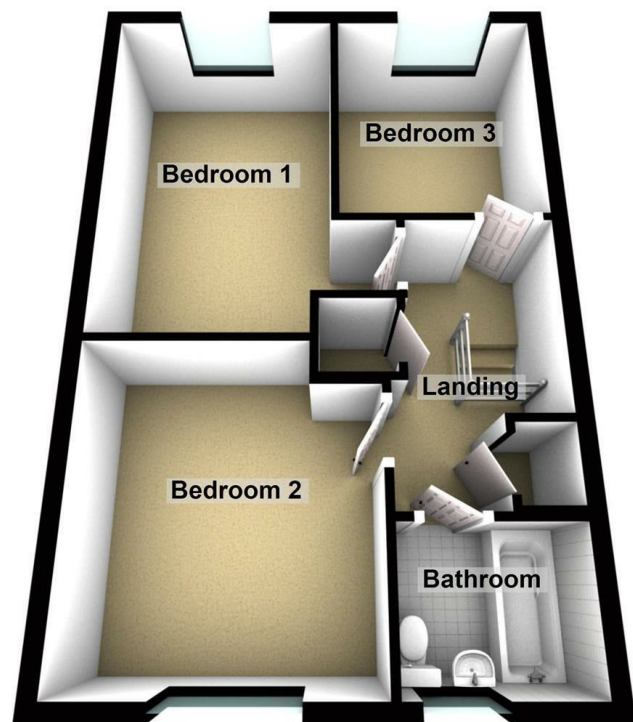
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



woodcockholmes.co.uk



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Hampton, Peterborough PE7 8GX  
01733 303111  
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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.

136 Oxclose  
Bretton, Peterborough, PE3 8JY  
£179,995





## 136 Oxclose Bretton, Peterborough PE3 8JY

A great investment property, this spacious home is situated close to amenities, travel links and Peterborough hospital - with the convenience of No Forward Chain - this is a must view!

- AVAILABLE TO INVESTORS ONLY
- TENANT PAYING £950 PCM
- THREE GOOD SIZED BEDROOMS
- GAS CENTRAL HEATING
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- PRIVATE GARDEN
- CALL OUR SALES TEAM TO ARRANGE A VIEWING

Viewings: By appointment  
£179,995

### THE PROPERTY

A great investment property, this spacious home is situated close to amenities, travel links and Peterborough hospital - with the convenience of No Forward Chain - this is a must view!

Entering the property from the front, you'll find a spacious entrance hall with stairs to the first floor, useful storage space and a convenient two piece cloakroom with WC and wash basin. The spacious kitchen diner overlooking the front of the property, there is ample worktop and storage in the kitchen with additional space for dining furniture. At the rear of the property stretching across the back of the home is a good sized living room with patio doors leading to the garden area. The private garden is laid with patio and lawn, with practical rear gate access as well.

leading upstairs, off the landing is an airing cupboard, three good sized bedrooms and finally the three piece family bathroom with fitted bath, WC and wash basin.

The property features gas central heating, double glazing, EPC rating C, easy access to travel links including the A47, short distance to bus routes, walking distance to local shops, Bretton shopping centre and Peterborough Hospital in close proximity, and all is available with the benefit of No Forward Chain!

Call our sales team to arrange a viewing, before it is too late!

### ENTRANCE HALL

15'8" x 6"

UPVC door to front, stairs to the first floor with storage under, access to all rooms:

### CLOAKROOM

Window to front, two piece suite with low level WC and wash hand basin.

### KITCHEN DINER

14'8" x 11'6"

Fitted kitchen with a range of base and eye level units, space for appliances, worktop space, fitted sink drainer, space for dining furniture.

### LIVING ROOM

10'5" x 17'6"

Patio door to rear, single door to rear, radiator.

### FIRST FLOOR LANDING

10'10" x 5'9"

Fitted carpet, airing cupboard.

### BEDROOM 1

14'4" x 8'8"

Window to rear, radiator.

### BEDROOM 2

11'9" x 10'8"

Window to front, radiator.

### BEDROOM 3

9'5" x 8'8"

Window to rear, radiator.

### BATHROOM

5'3" x 6'5"

Window to front, three piece suite with low level WC, was hand basin, bath.

### OUTSIDE

The private garden is laid with patio and lawn, with practical rear gate access as well.

### 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>88</b>
(69-80) <b>C</b>	<b>76</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		

England & Wales

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		

England & Wales

EU Directive  
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