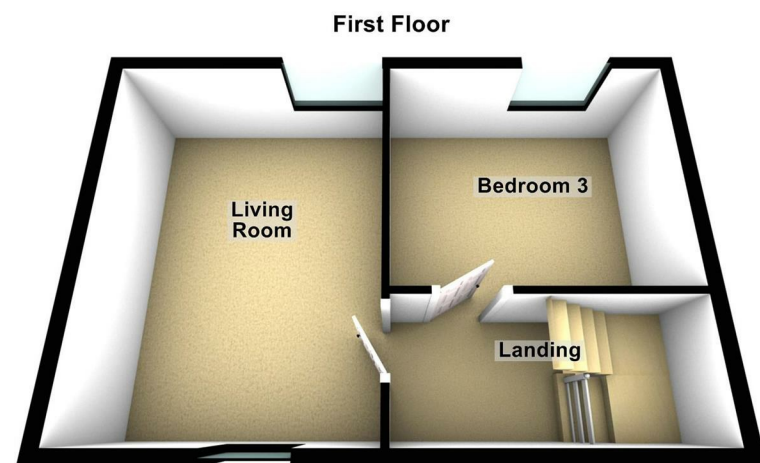


ENTRANCE HALL

CLOAKROOM

BEDROOM 4

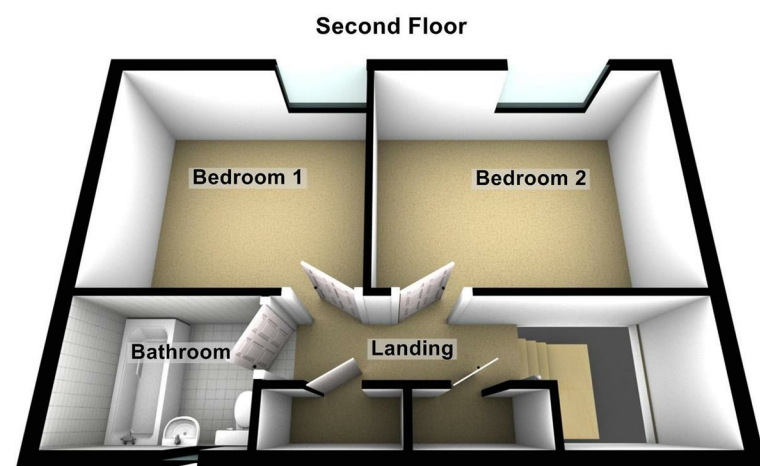
KITCHEN DINER



FIRST FLOOR LANDING

BEDROOM 3

LIVING ROOM



SECOND FLOOR LANDING

BEDROOM 2

BEDROOM 1

FAMILY BATHROOM

GARAGE

Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

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.

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Wh
WOODCOCK HOLMES



Benland
Bretton, Peterborough, PE3 8ED
£199,995



Benland
Bretton, Peterborough
PE3 8ED

A versatile three-storey townhouse with garage, parking and garden, ideal for investors or first-time buyers – offered with no forward chain.

• NO FORWARD CHAIN

• SINGLE GARAGE AND PARKING

• FOUR DOUBLE BEDROOMS

• KITCHEN DINER WITH PATIO DOORS TO THE GARDEN

• SPACIOUS LIVING ROOM ON THE FIRST FLOOR

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• AMPLE STORAGE

• EASY ACCESS TO A47 AND PETERBOROUGH HSOPITAL

• CLOSE TO LOCAL AMENITIES AND BUS ROUTES

Viewings: By appointment

£199,995

ENTRANCE HALL

Door to front, stairs leading to first floor, store room, access to:

CLOAKROOM

Two piece suite with WC and wash hand basin.

BEDROOM 4

12'9" x 8'7"

UPVC double glazed window to rear, radiator.

KITCHEN DINER

16'6" x 11'9"

UPVC double glazed window to front, patio doors to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, space for appliances, room for dining furniture.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM 3

9'11" x 12'4"

UPVC double glazed window to rear, radiator.

LIVING ROOM

16'6" x 11'10"

UPVC double glazed window to front and rear, radiator.

SECOND FLOOR LANDING

Airing cupboard and store cupboard.

BEDROOM 2

10'5" x 13'2"

UPVC double glazed window to rear, radiator.

BEDROOM 1

10'5" x 11'3"

UPVC double glazed window to rear, radiator.

BATHROOM

5'6" x 6'5"

Obscure uPVC double glazed window to front, three piece suite with bath, WC, wash hand basin, radiator.

OUTSIDE

The garden is enclosed by timber fencing and designed for low maintenance, mainly laid to patio with an outdoor storage cupboard.

TENURE

Freehold.

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.

SERVICES

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

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		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 