



ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

BEDROOM

BATHROOM

GARAGE



**Woodcock Holmes**

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

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.

**128 Deerleap**  
Bretton, Peterborough, PE3 9YD  
Offers In Excess Of £80,000



## 128 Deerleap Bretton, Peterborough PE3 9YD

A well-presented and recently redecorated first floor apartment offering spacious accommodation, a garage en bloc, and a convenient location close to local amenities, transport links, and Peterborough City Hospital—ideal for first-time buyers or investors.

- IDEAL FOR FIRST TIME BUYERS
- SINGLE GARAGE
- DOUBLE BEDROOM
- L-SHAPED LIVING AND DINING ROOM
- FOUR-PIECE BATHROOM WITH SEPARATE SHOWER CUBICLE
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- EASY ACCESS TO PETERBOROUGH HOSPITAL
- CLOSE TO A47 AND TRAVEL LINKS
- CLOSE TO BUS ROUTES AND AMENITIES INCLUDING BRETTON SHOPPING CENTRE

Viewings: By appointment  
Offers In Excess Of £80,000

### ENTRANCE HALL

7'9" x 3'4"

Timber door to front, intercom system, access to:

### LIVING/DINING ROOM

18'4" x 15'3"

UPVC double glazed window to side, radiator, storage cupboard, fitted carpet to lounge area, lino flooring to dining space, door to:

### KITCHEN

7'5" x 7'6"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted four ring hob, extractor fan, space for other appliances.

### BEDROOM

10'2" x 10'6"

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

### BATHROOM

7'7" x 6'8"

Four-piece suite with was hand basin, WC, corner bath and separate shower cubicle.

### OUTSIDE

The development is surrounded by green space and offers secure fob or key access. There is a single garage en-bloc.

### COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### 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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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 2002/91/EC