



54 HYHOLMES, BRETTON, PETERBOROUGH, PE3 8LN



£300,000 PRICE GUIDE

" Close to the city hospital "

- THREE BEDROOMS
- POPULAR CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- SPACIOUS LIVING ACCOMMODATION
- CLOSE TO CITY HOSPITAL
- LINK DETACHED HOUSE
- PERFECT TO PUT YOUR OWN STAMP ON
- IDEAL FAMILY HOME
- EPC CURRENTLY AVAILABLE / COUNCIL TAX BAND - C



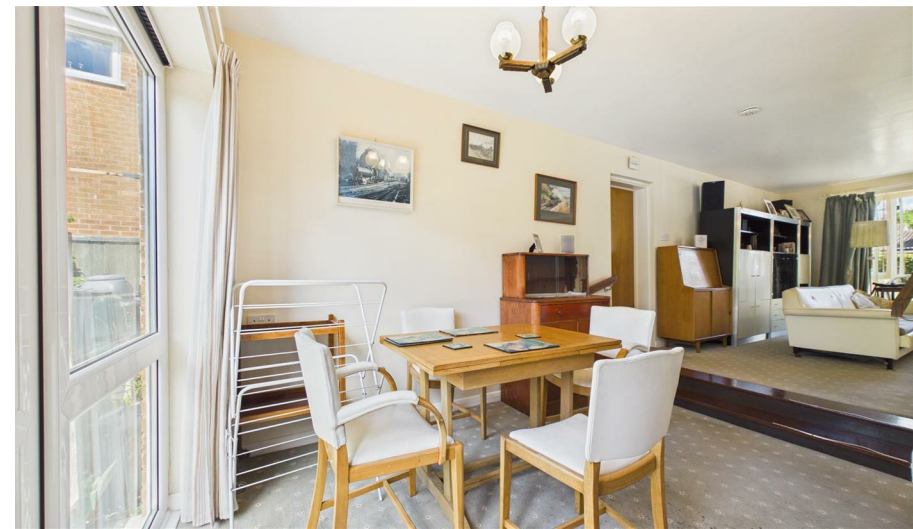
PROPERTY HIGHLIGHTS

Discover this charming 3-bedroom, link detached house, located in a popular cul de sac location.

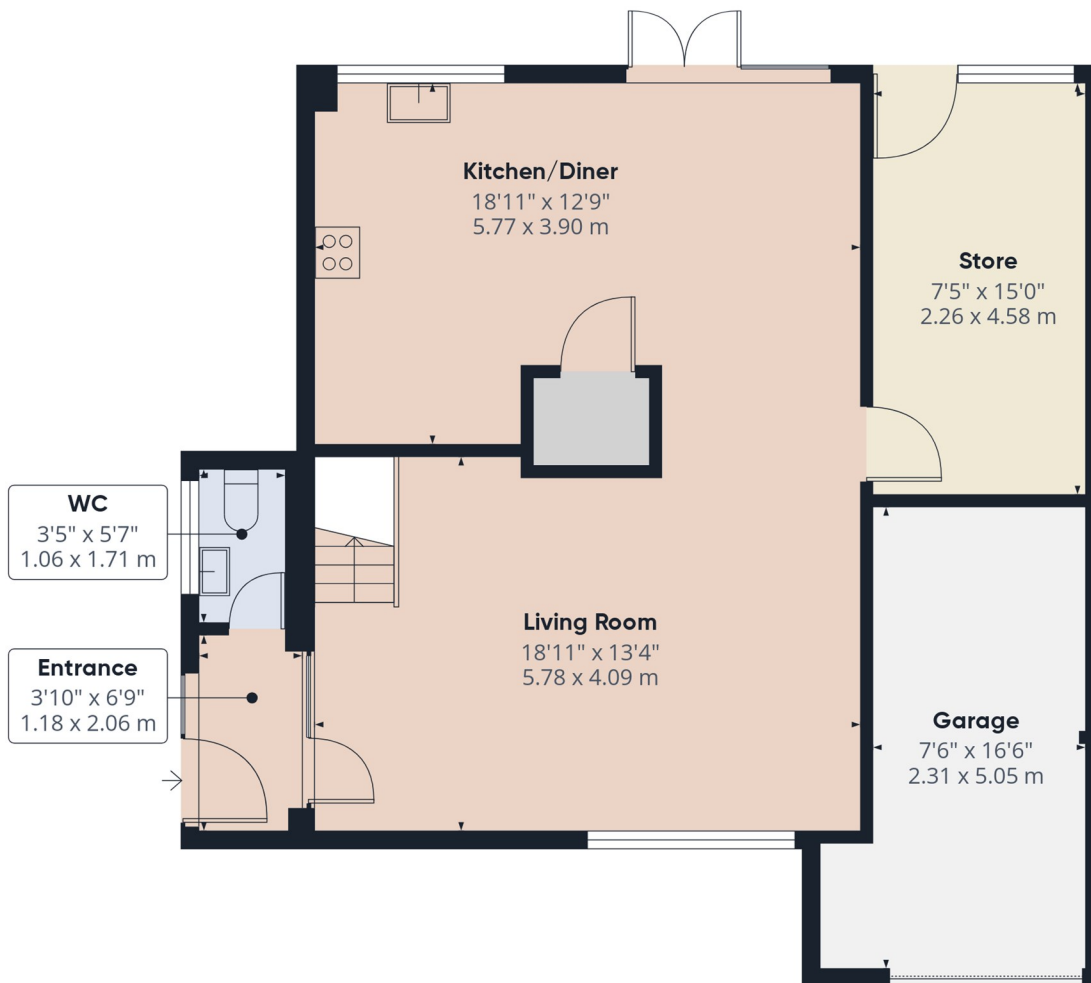
Perfectly blending comfort and functionality, this home offers a spacious reception room ideal for relaxing family evenings or entertaining guests.

Step down a few steps and you are then located into the spacious kitchen/diner area with French doors out onto the garden. Also on the ground floor you will find a cloakroom, side room which is perfect for storage or potential for a hobby room. Upstairs, you will find 3 bedrooms and a four piece bathroom.

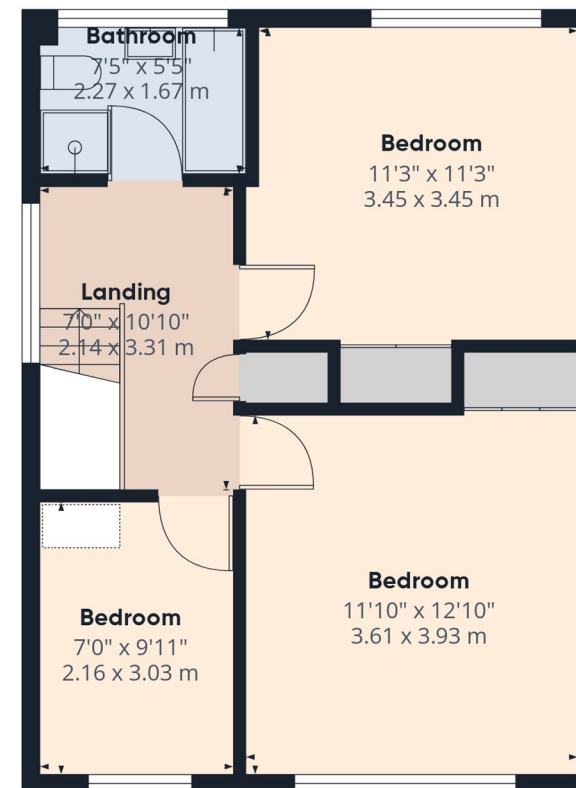
Situated close to local amenities, schools, Peterborough City Hospital, and transport links, this home combines convenience with a friendly neighbourhood vibe.



 3 Bedrooms  1 Bathroom  1 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1287 ft²

119.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











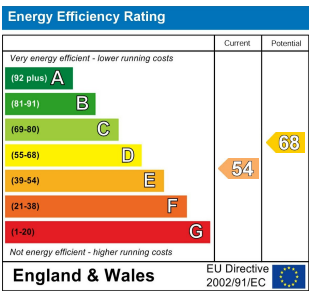


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30831724

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

