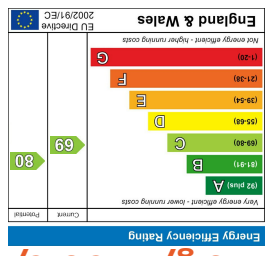


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**  
 Please contact our City & County Estate Agents - Peterborough  
 Office on 01733 563965 if you wish to arrange a viewing  
 appointment for this property or require further information.



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Eyrescroft**  
 Bretton, Peterborough, PE3 8ES

**£185,000 - Freehold , Tax Band - A**



# Eyrescroft

Bretton, Peterborough, PE3 8ES

Offered to the market with no forward chain, this three bedroom terrace home presents an excellent opportunity for first time buyers, families, or investors alike. Benefitting from a spacious kitchen/dining room, generous living room, downstairs WC, upstairs bathroom, and a large understairs storage room, the property also enjoys a private enclosed rear garden, communal parking, and convenient access to local amenities. A virtual tour is available for those wishing to explore the property further.

Situated in a convenient residential location, this well proportioned three bedroom terrace home is offered with no forward chain and provides versatile accommodation across two floors. The ground floor welcomes you with an entrance hall leading to a spacious living room, perfect for relaxing and entertaining, while the kitchen/dining room spans the rear of the property and offers ample space for both cooking and family dining. A useful downstairs WC and an impressive understairs storage room add further practicality to the home. Upstairs, the landing provides access to three bedrooms, including two comfortable double bedrooms and a third bedroom ideal as a nursery, home office, or child's room. The family bathroom completes the first floor accommodation. Outside, the property benefits from a private enclosed rear garden, providing a great space to enjoy the outdoors, along with communal parking nearby. Conveniently positioned close to local shops, schools, transport links, and other amenities, this home offers a fantastic blend of space, convenience, and potential. EPC rating available.

**Entrance Hall**  
4.19 x 1.98 (13'8" x 6'5")

**Living Room**  
5.01 x 3.27 (16'5" x 10'8")

**Kitchen Diner**  
5.04 x 2.79 (16'6" x 9'1")

**Understairs Storage**  
2.06 x 1.96 (6'9" x 6'5")

**WC**  
1.07 x 1.47 (3'6" x 4'9")

**Landing**  
0.91 x 4.38 (2'11" x 14'4")

**Master Bedroom**  
4.14 x 2.68 (13'6" x 8'9")

**Bathroom**  
1.70 x 2.01 (5'6" x 6'7")

**Bedroom Two**  
3.33 x 2.94 (10'11" x 9'7")

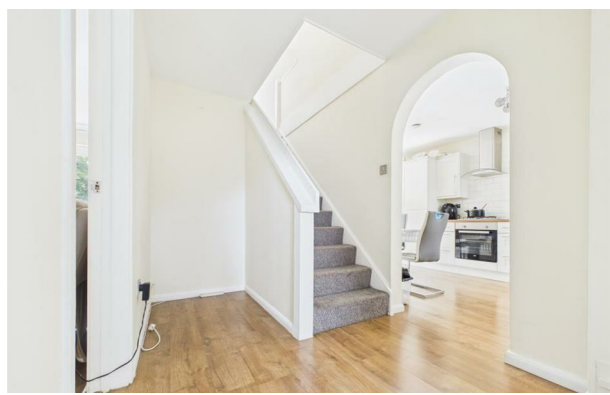
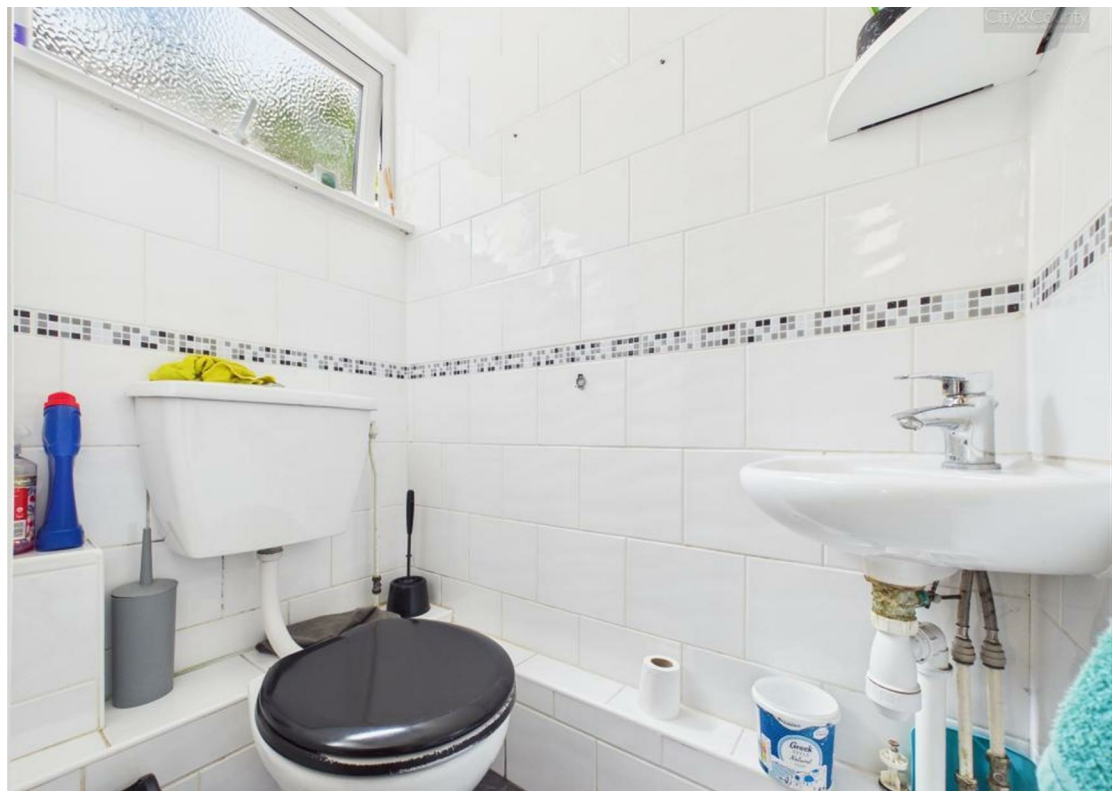
**Bedroom Three**  
4.09 x 1.76 (13'5" x 5'9")

**EPC - C**  
69/80

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a



Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park No Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 5500Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

