Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX











Watergall, Bretton, Peterborough, PE3 8ND
Price £180,000
Freehold

CLOSE TO LOCAL AMENITIES *CLOSE TO CITY HOSPITAL* *GARAGE* *NO CHAIN*

Regal Park are pleased to offer this well presented 3 Bedroom Terrace House in the popular location of Bretton. The property is situated close to local amenities, schools and the City Hospital and is within easy access to A47/A15/A16.

The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms and a Shower Room.

There is an enclosed rear garden and Garage to the rear of the property.

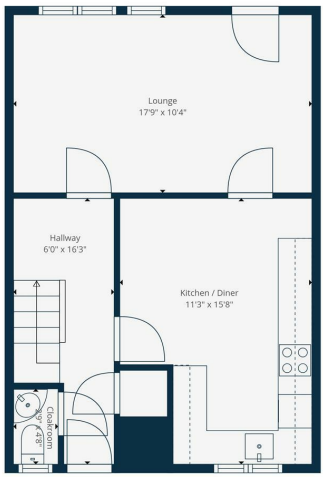
Viewings Highly Recommended.

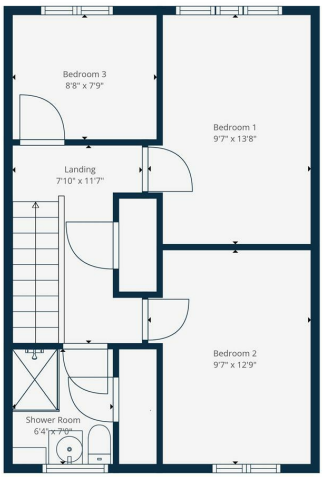
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EPC: C



APPROVED CODE
TRADINGSTANDARDS.GOV.UK
The Property Ombudsman





Entrance Hall

Cloakroom

Kitchen/Dining Room
11'3" x 15'8" max (3.43m x 4.78m max)

Lounge
17'9" x 10'4" (5.41m x 3.15m)

Stairs and Landing

Bedroom 1
13'8" x 9'7" max (4.17m x 2.92m max)

Bedroom 2
12'9" x 9'7" max (3.89m x 2.92m max)

Bedroom 3
8'8" x 7'9" (2.64m x 2.36m)

Shower Room

Outside

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: 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 guarantee. All photographs, measurements, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.