

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



Drayton, South Bretton, Peterborough, PE3 9XW

Price £192,500

Freehold

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

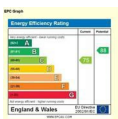
Regal Park are pleased to offer this 3 Bedroom Terrace House in the popular location of South Bretton. The property is situated close to local amenities, Peterborough City Hospital and is within easy access to A47. The property comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms and a Bathroom.

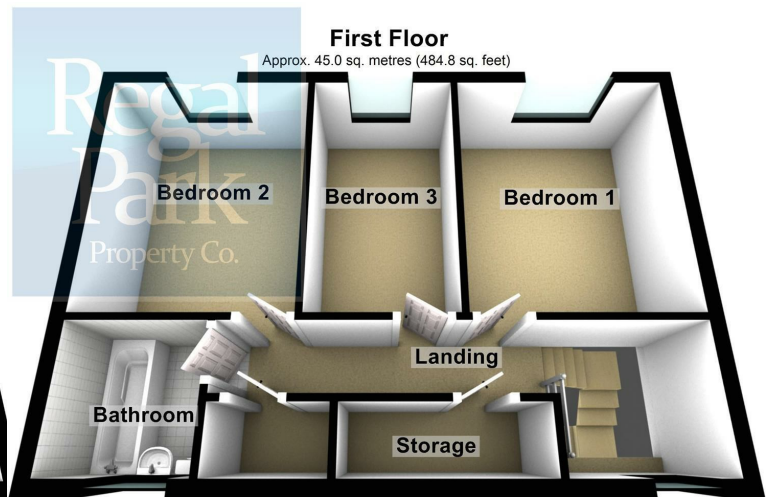
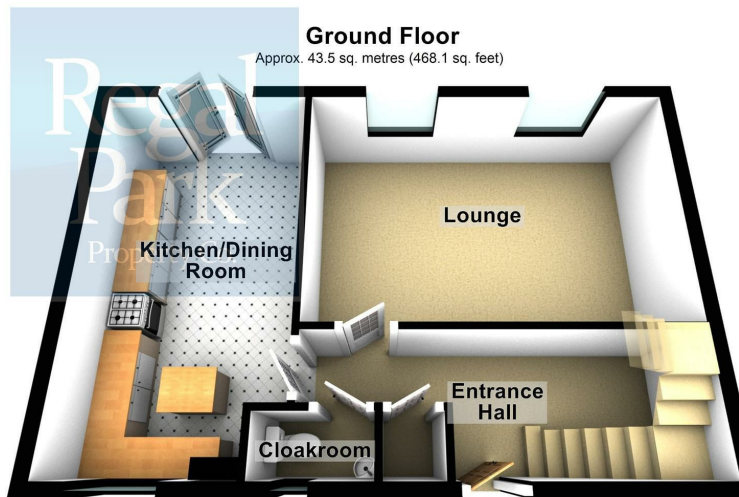
There is an enclosed rear garden.

Viewings Highly Recommended.

No Chain.

EPC Rating: C





Total area: approx. 88.5 sq. metres (952.9 sq. feet)

Entrance Hall

Radiator, laminate flooring, storage cupboard with meters, stairs, door to:

Lounge

11'4" x 16'10" (3.45m x 5.14m)

Two uPVC double glazed windows to rear, two radiators, laminate flooring, telephone point.

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, corner wall mounted wash hand basin and WC, vinyl flooring.

Kitchen/Dining Room

17'7" x 9'6" max (5.36m x 2.90m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, uPVC double glazed window to front, radiator, vinyl flooring, uPVC double glazed french double doors to garden.

Landing

UPVC obscure double glazed window to front, fitted carpet on the stairs, laminate flooring on the landing, storage cupboard, storage cupboard with wall mounted boiler, door to:

Bedroom 1

11'8" x 9'11" (3.56m x 3.02m)

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

Bedroom 2

11'3" x 9'6" (3.43m x 2.90m)

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

Bedroom 3

11'8" x 6'8" (3.56m x 2.02m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and WC, tiled surround, uPVC obscure double glazed window to front, heated towel rail, vinyl flooring.

Outside

There is a communal parking area.

The rear garden has a patio area, lawn, two sheds, gated rear access.

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.