

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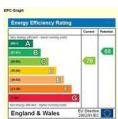
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

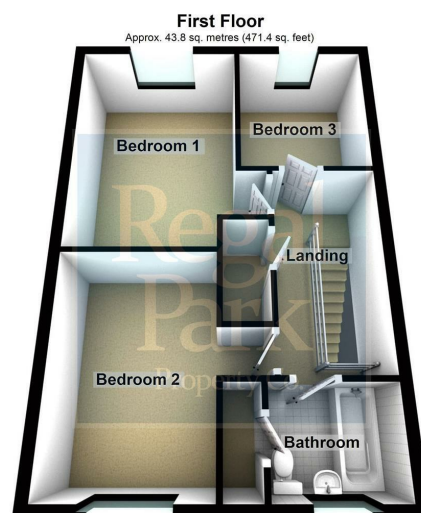
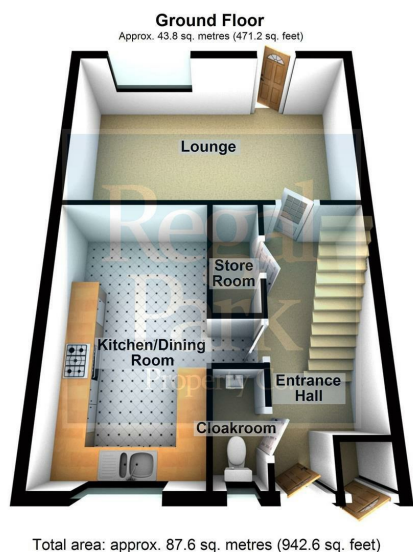


**Adderley, Bretton, Peterborough, PE3 8RB**  
**Offers in excess of £180,000**  
**Freehold**

**\*CLOSE TO LOCAL AMENITIES\* \*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*POTENTIAL RENT OF £950pcm - 6% YIELD\* \*NO CHAIN\***  
Regal Park are pleased to offer this well presented 3 Bedroom Mid Terrace House in the popular location of Bretton. The property is situated close to local amenities, within easy access to A47/A15 and is an ideal First Time or Investment Purchase. The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge, 3 Bedrooms and a Bathroom. There is communal parking and enclosed rear garden.  
**Viewings Highly Recommended.**  
**No Chain.**

EPC Rating: C  
Council Tax Band: A





### Entrance Hall

Radiator, karndean flooring, telephone point, smoke detector, storage cupboard, stairs, door to:

### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin with cupboards under and close coupled WC, tiled surround, tiled flooring.

### Kitchen/Dining Room

15'4" x 8'8" max (4.67m x 2.64m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in five ring gas hob, uPVC double glazed window to front, double radiator, tiled flooring.

### Lounge

10'10" x 17'8" (3.30m x 5.38m)

UPVC double glazed window to rear, double radiator, fitted carpet, TV point, uPVC double glazed obscure door to garden.

### Landing

Fitted carpet, smoke detector, access to loft, storage cupboard, door to:

### Bedroom 1

13'8" x 9'9" max (4.17m x 2.97m max)

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

### Bedroom 2

12'7" x 8'8" max (3.84m x 2.64m max)

UPVC double glazed window to front, radiator, fitted carpet, TV point.

### Bedroom 3

8'6" x 7'7" (2.58m x 2.31m)

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

### Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and close coupled WC, fully tiled walls, uPVC obscure double glazed window to front, vinyl flooring, storage cupboard with hot water tank and hot water cylinder.

### Outside

There is communal parking.

The rear garden has a decking area, lawn area, gravel boarders, timber shed, timber storage, 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.