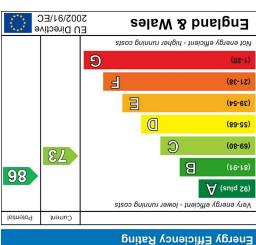


in this firms employment has the authority to make or give any representation or warranty in respect of the property.
These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person

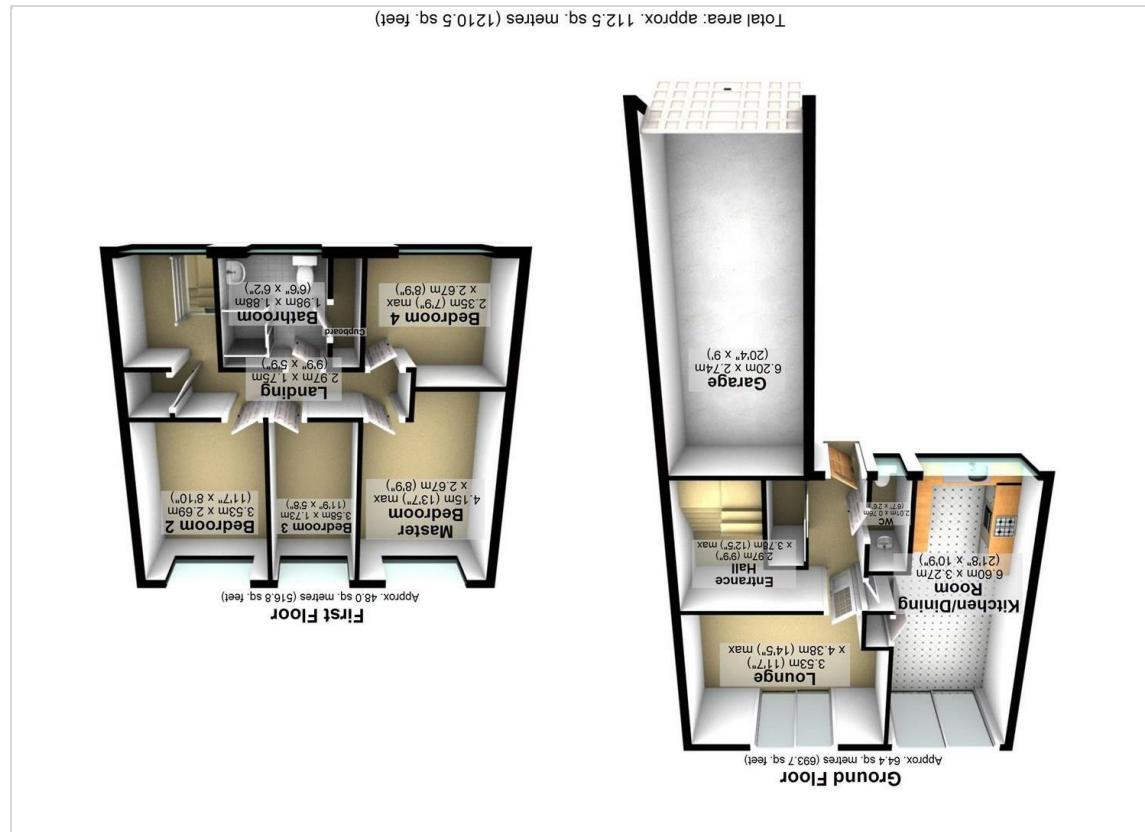


Energy Efficiency Graph

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



Area Map



Floor Plan



102 Risby

Bretton, Peterborough, PE3 8QT

Offered with NO FORWARD CHAIN This is a perfect opportunity to purchase this FOUR-bedroom terrace family home, situated in a quiet Cul-de-sac of Bretton. The property benefits from being within walking distance to amenities, transport links and schooling.

The property briefly comprises, entrance hall, cloakroom, kitchen/dining room, fitted with a range of matching base and eye level units, space for washing machine, and gas cooker with extractor hood over, and uPVC double glazed sliding doors to the rear. Spacious living room with uPVC double glazed sliding doors to the rear. Upstairs offers four good sized bedrooms, storage cupboard, and a family bathroom, comprising of a three piece suite. The property benefits from uPVC double glazing, and gas central heating throughout. Outside benefits from private off-road parking, a front garden and a single garage. To the rear is a spacious enclosed garden with wood panelled fencing to the rear and sides, and is mainly laid to lawn. The property has been priced to sell quickly as some internal decorating would benefit this property. Please contact the office today to arrange your viewing

Entrance Hall

9'9" x 12'5"

WC

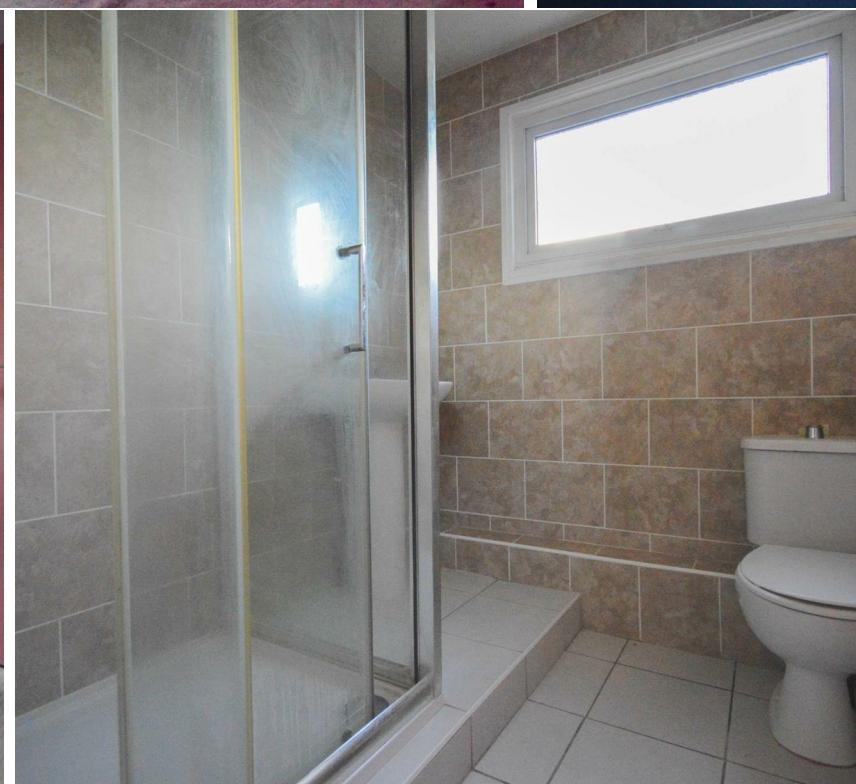
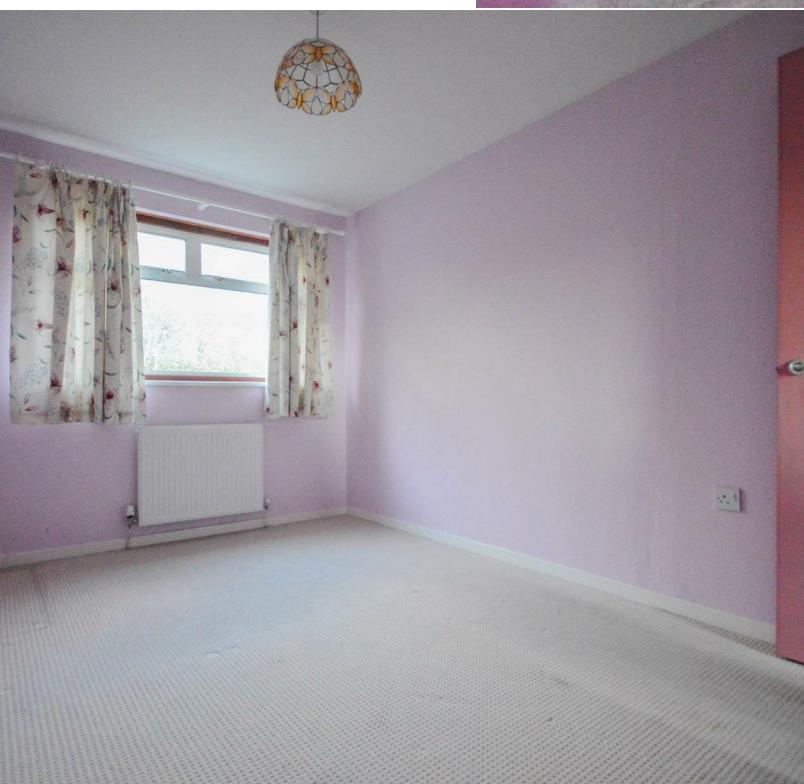
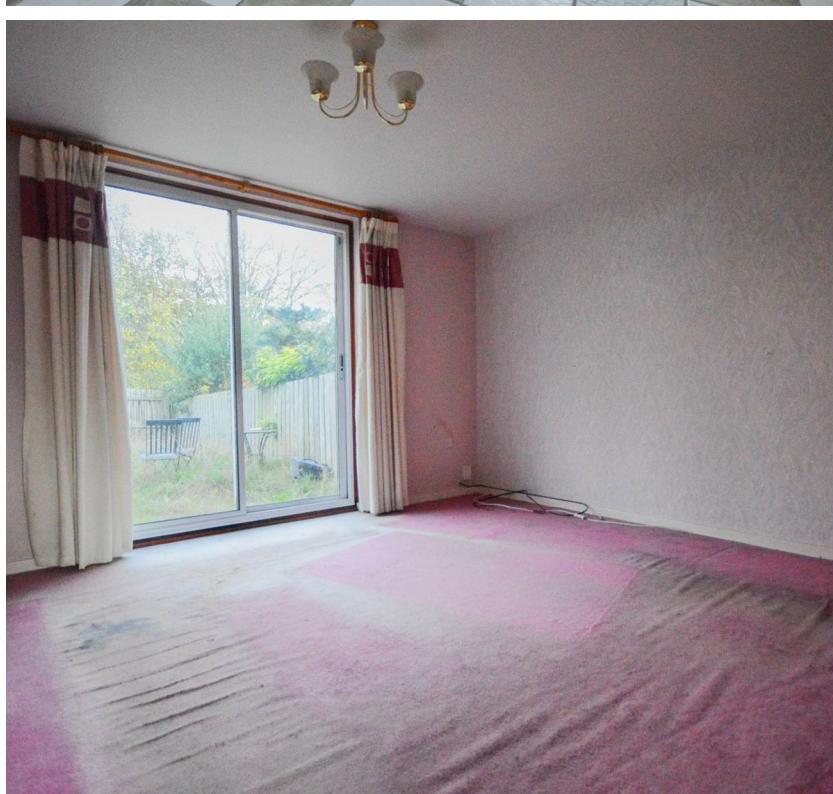
6'7" x 2'6"

Lounge

11'7" x 14'4"

Kitchen/Dining Room

21'8" x 10'9"



Landing

9'9" x 5'9"

Master Bedroom

13'7" x 8'9"

Bedroom Two

11'7" x 8'10"

Bedroom Three

11'9" x 5'8"

Bedroom Four

7'9" x 8'9"

Bathroom

6'6" x 6'2"

Garage

EPC: C

Tenure: Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

