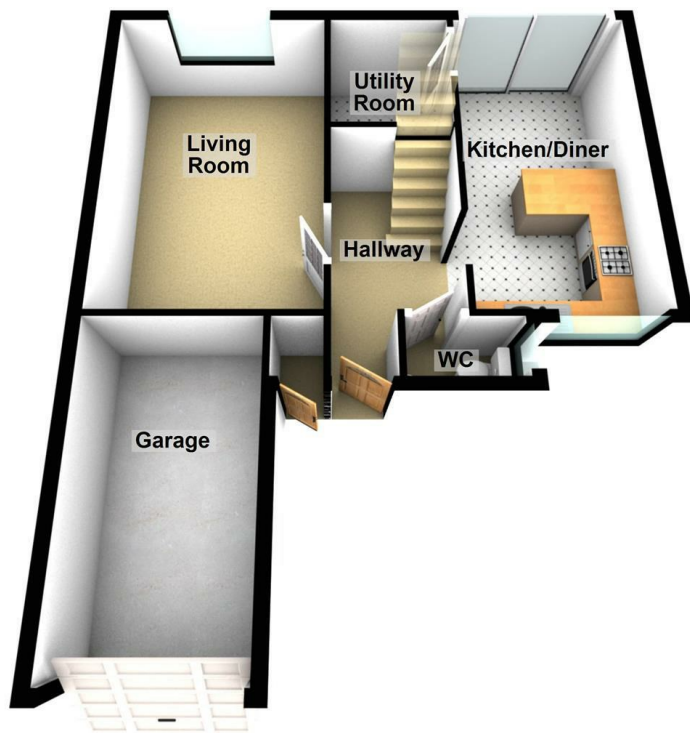


Ground Floor



ENTRANCE HALL

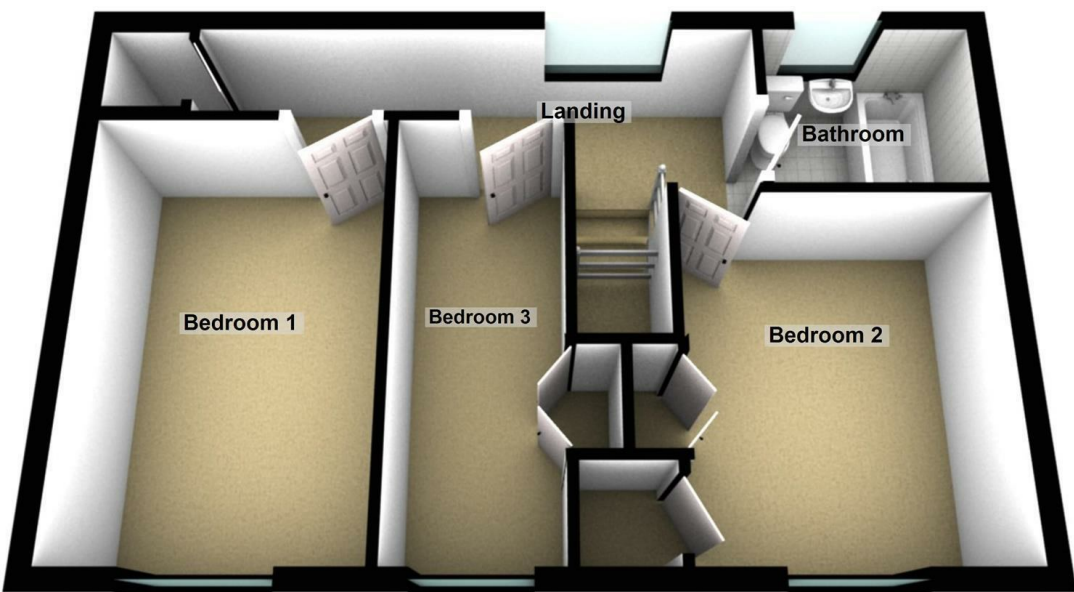
LIVING ROOM

CLOAKROOM

KITCHEN DINER

UTILITY ROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

SINGLE GARAGE



woodcockholmes.co.uk



Woodcock Holmes

20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

187 Eyrescroft
Bretton, Peterborough, PE3 8EX
£199,950



187 Eyrescroft Bretton, Peterborough PE3 8EX

Available with No Forward Chain, don't miss out on this spacious 3-bedroom end terrace home with garage, off-road parking, and private garden, ideally located near amenities and transport links.

- NO FORWARD CHAIN
- SINGLE GARAGE AND PARKING
- CLOSE TO PETERBOROUGH CITY HOSPITAL
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- KITCHEN DINER AND SEPARATE UTILITY ROOM
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- EASY ACCESS TO PUBLIC TRANSPORT AND TRAVEL LINKS (A47)

Viewings: By appointment
£199,950

HALLWAY

Door to front, carpeted, stairs to first floor, access to:

LIVING ROOM

16'4" x 10'6"

Double glazed window to rear, fitted carpet, radiator.

CLOAKROOM

Obscure uPVC double glazed window to side, two piece suite with WC and wash hand basin.

KITCHEN DINER

16'4" x 8'10"

Double glazed window to front, double glazed patio doors to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted 1 1/2 bowl sink drainer, fitted over, breakfast bar.

UTILITIY ROOM

6'5" x 6'1"

Space for appliances.

FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, store cupboard, access to:

BEDROOM 1

13'3" x 8'1"

Double glazed window to front, fitted carpet, radiator.

BEDROOM 2

10'8" x 9'2"

UPVC double glazed window to front, fitted carpet, radiator, store cupboard, fitted wardrobe.

BEDROOM 3

13'6" x 5'7"

Double glazed window to front, fitted carpet, radiator, fitted wardrobe.

BATHROOM

5'2" x 6'3"

Obscure window to rear, three piece suite with bath, wash hand basin, WC, splashback tiles.

OUTSIDE

Drive in front of the single garage, space for one vehicle Lawn space to the side, store cupboard, access to front.

The rear garden is enclosed by timber fencing, mainly laid to lawn with rear gated access.

GARAGE

Brick built, up and over door to front.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

