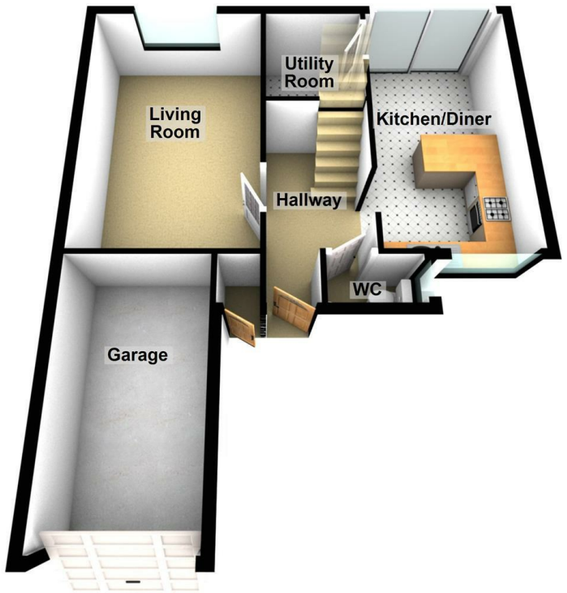
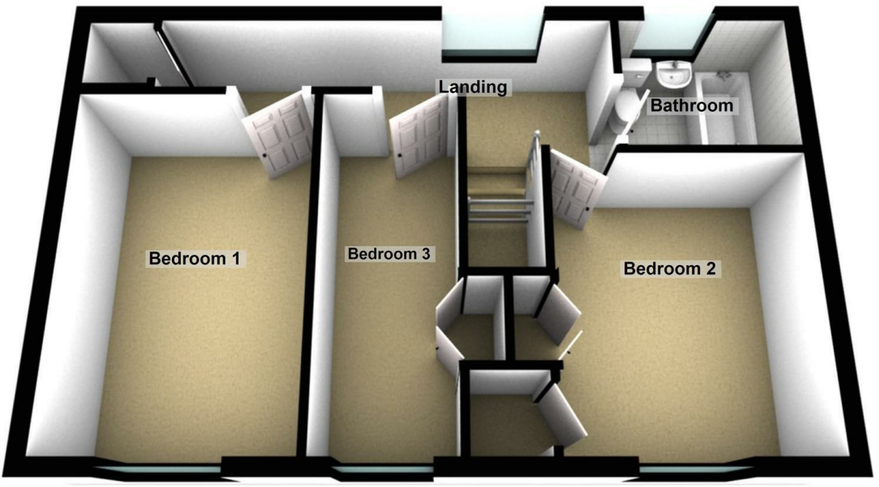
Ground Floor




First Floor

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ENTRANCE HALL

LIVING ROOM

CLOAKROOM

KITCHEN DINER

UTILITY ROOM

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FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

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SINGLE GARAGE

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**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 logal 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.

**UTILTIY 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.

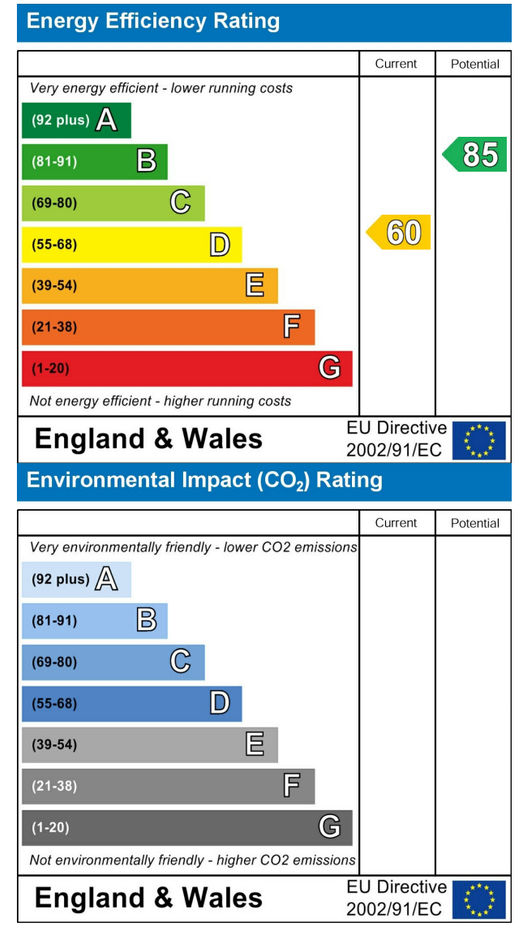
**BATHROOM**
5'2" x 6'3"
Obscure window to rear, three piece suite with bath, wash hand basin, WC, splashback tiles.

**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.