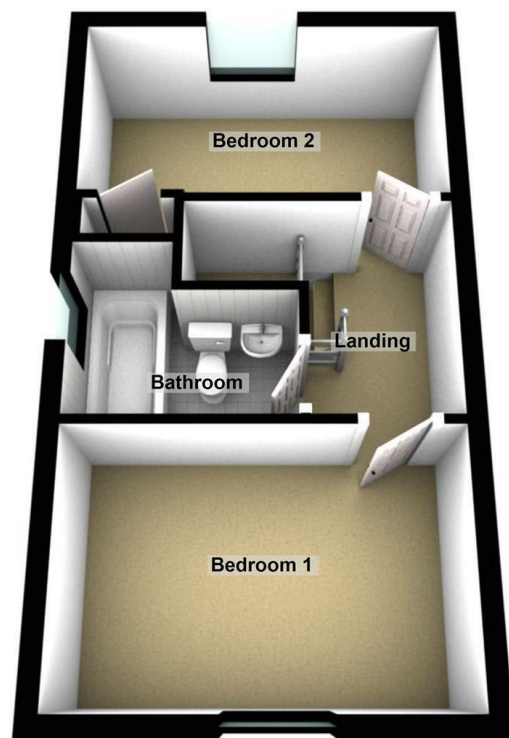


Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE



woodcockholmes.co.uk



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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.

63 Mewburn  
Bretton, Peterborough, PE3 8SG  
£175,000



**63 Mewburn  
Bretton, Peterborough  
PE3 8SG**

A Semi-Detached property sitting on a generous plot in a quiet cul-de-sac location, available with No-Forward-Chain. Call 01733 303111 for more information or to arrange a viewing.

- NO FORWARD CHAIN
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN
- PRIVATE GARDEN
- OFF ROAD PARKING
- GARAGE
- CUL-DE-SAC LOCATION

Viewings: By appointment  
£175,000

**ENTRANCE HALL**

UPVC door to side, stairs to first floor, access to living room:

**LIVING ROOM**

13'4" x 12'2" max  
UPVC double glazed window to front, laminate flooring, radiator.

**KITCHEN**

7'1" x 12'2"  
UPVC double glazed window and single door to rear, fitted kitchen with stainless steel sink drainer, fitted electric oven, four ring hob, space for fridge freezer, space for washing machine, splashback tiles behind worktops.

**LANDING**

Fitted carpet, access to:

**BEDROOM 1**

8'5" x 12'2"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 2**

7'2" x 12'2"  
UPVC double glazed window to rear, fitted carpet, radiator, storage cupboard.

**BATHROOM**

5'7" max x 8'4" max  
Obscure UPVC double glazed window to side, three-piece suite with bath, low-level WC, wash hand basin, splashback tiles.

**OUTSIDE**

Front garden laid with lawn, gravel driveway to the side of the property with space for three vehicles leading to a single brick built garage with up and over door. The rear garden is enclosed by timber fencing with patio area and lawn.

**SURROUNDING AREA**

Bretton is a residential area in the City of Peterborough, Cambridgeshire just off the A47 and has been designed as a green environment; the major roads are tree-lined and there are several large parks and playing fields. There are many local shops and amenities within Bretton including the Bretton Centre, City Hospital.

**TENURE**

Freehold.

**SERVICES**

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

**FIXTURES & FITTINGS**

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**England & Wales** EU Directive 2002/91/EC