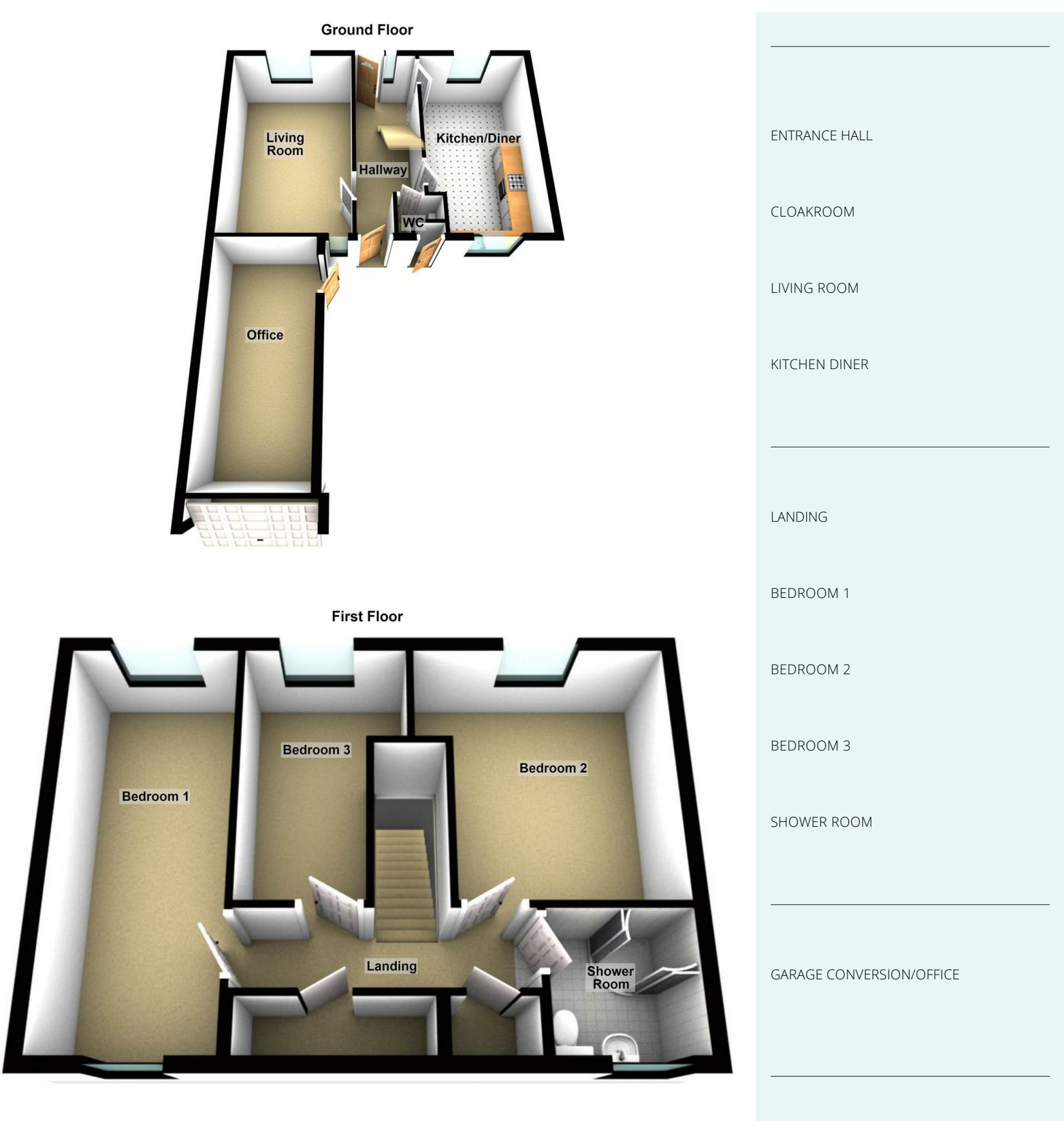




Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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.

Mewburn
Bretton, Peterborough, PE3 8SG
Offers Over £200,000



Mewburn
Bretton, Peterborough
PE3 8SG

Offered with no forward chain, this spacious three-bedroom family home in the popular area of Bretton boasts generous living accommodation, off-road parking for multiple vehicles, a versatile home office, and an excellent location close to Peterborough City Hospital, local amenities, schools and the A47.

• AVAILABLE WITH NO FORWARD CHAIN

• THREE BEDROOMS

• OFF ROAD PARKING

• OFFICE/GARAGE CONVERSION

• DOWNSTAIRS CLOAKROOM

• KITCHEN DINER

• CLOSE TO PETERBOROUGH HOSPITAL

• EASY ACCESS TO AMENITIES INCLUDING BRETTON SHOPPING CENTRE

• IDEAL FAMILY HOME

• UPVC DOUBLE GLAZED & GAS CENTRAL HEATING

Viewings: By appointment
Offers Over £200,000

ENTRANCE HALL
17'5" x 5'6"
UPVC door to front, laminate flooring, stairs to first floor, uPVC double glazed door and window to rear, access to:

CLOAKROOM
Double glazed window to front, two piece suite with WC and wash hand basin.

LIVING ROOM
17'5" x 9'10"
Double glazed window to front and rear, laminate flooring, radiator.

KITCHEN DINER
17'5" x 9'1"
Double glazed window to front and rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted hob, fitted extractor fan, fitted stainless steel sink drainer, space for appliances, room for dining furniture.

LANDING
Laminate flooring, access to all rooms, airing cupboard and storage cupboard.

BEDROOM 1
17'5" x 7'3"
Double glazed window to front and rear, laminate flooring, radiator.

BEDROOM 2
11'3" x 9'4"
Double glazed window to front and rear, laminate flooring, radiator.

BEDROOM 3
11'3" x 5'5"
Double glazed window to front and rear, laminate flooring, radiator.

SHOWER ROOM
5'7" x 6"
Obscure double glazed window to front, fitted three piece suite with shower cubicle, WC and wash hand basin in vanity unit, radiator.

GARDEN
The front of the property has off road parking for 4/5 vehicles, access to the front door and access to the garage conversion/office. The rear garden is enclosed with raised decking area.

OFFICE/GARAGE CONVERSION
Converted garage with side door access, tiled flooring, electric.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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