

# PROPERTY OF THE WEEK

**179 Watergall  
Bretton  
Peterborough  
Cambridgeshire.  
PE3 8NH**

**£850 Monthly \***



- Mid Terrace Family Home
- Three Bedrooms
- Kitchen/Diner
- Beautifully Presented Throughout
- Great Location
- Enclosed Rear Garden
- Downstairs Cloakroom



Ref: PRA11691

## General Description

Beautifully presented in the popular location of Bretton this three bedroom mid terrace property. Benefiting from a downstairs cloakroom, shower room and an enclosed rear garden. Within close proximity to the Watergall Primary School. Call our team today on 01733 313373 for further details.

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## Accommodation

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### Downstairs Cloakroom

Low level WC, wash hand basin, tiled flooring and walls and a UPVC double glazed frosted window to front.

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### Kitchen/Diner (15' 09" x 11' 03" Max) or (4.80m x 3.43m Max)

Fitted range of matching wall and base units with workspace over, stainless steel sink and drainer, gas point for cooker, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, UPVC double glazed window to front and door to lounge.

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### Lounge (10' 04" x 17' 08" Max) or (3.15m x 5.38m Max)

Two UPVC double glazed windows to rear and door leading to conservatory and radiator.

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## First Floor Landing

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### Bedroom 1 (13' 07" x 8' 10") or (4.14m x 2.69m)

UPVC double glazed window to front and radiator

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### Bedroom 2 (12' 09" x 8' 10" Max) or (3.89m x 2.69m Max)

UPVC double glazed window to front and radiator.

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### Bedroom 3 (7' 08" x 8' 08" Max) or (2.34m x 2.64m Max)

UPVC double glazed window to rear and radiator.

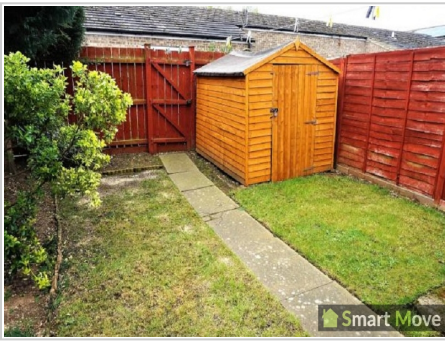
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### Shower Room

Fitted three piece suite comprising low level WC, wash hand basin vanity unit with cupboard beneath, shower enclosure with splash back tiles, heated towel rail, UPVC double glazed window to front and door to boiler cupboard.

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## Rear Garden

Enclosed by timber fencing, mainly laid to lawn with patio seating area, flowered boarder with various trees.

## Services

Mains electricity, mains water, mains drainage, mains gas

## Tenure

We are informed that the tenure is

## Council Tax

Band A



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*