

# PROPERTY OF THE WEEK

**103 Brookfurlong  
Peterborough  
Cambridgeshire  
PE3 7LQ**

**£180,000**



- End of Terrace Home
- Three Bedrooms
- No Forward Chain
- Popular Location
- Ideal First Time Purchase
- Investment Opportunity



Ref: PRB10899

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*NO FORWARD CHAIN\*\* THREE BEDROOMS\*\* END OF TERRACE\*\* IDEAL FIRST TIME PURCHASE\*\* BUY TO LET OPPORTUNITY\*\* POPULAR LOCATION\*\***

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## Accommodation

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### Entrance Hall

Laminate flooring, stairs to first floor and landing, under-stairs cupboard

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Cloak Room (5' 7" x 4' 0") or (1.71m x 1.22m)

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**Kitchen/Diner (8' 8" x 16' 4") or (2.64m x 4.97m)**

UPVC double glazed window to rear, uPVC double glazed sliding door to Garden, eye level units with worktop space over, one and a half bowl stainless steel, mixer tap, space for fridge/freezer, dishwasher and washing machine with built-in electric oven, electric hob with extractor hood over, double radiator and laminate flooring.

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Storage Area (5' 9" x 4' 11") or (1.74m x 1.49m)

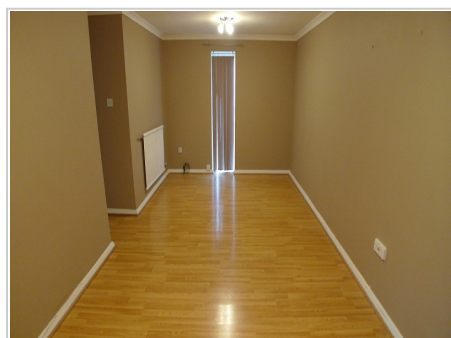
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**Lounge (18' 1" x 9' 7") or (5.50m x 2.93m)**

UPVC double glazed window to rear, UPVC double glazed window to front, radiators and laminate flooring.

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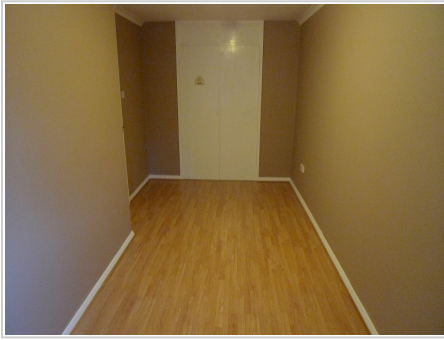


**Bedroom 1 (9' 9" x 15' 4") or (2.98m x 4.68m)**

UPVC double glazed window to rear, radiator, laminate flooring and double doors to a built in wardrobe

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Bedroom 2 (8' 11" x 12' 1") or (2.73m x 3.68m)

UPVC double glazed window to rear, radiator, laminate flooring



Bedroom 3 (6' 8" Max x 12' 4") or (2.02m Max x 3.75m)

UPVC double glazed window to rear, radiator, laminate flooring



Bathroom

UPVC double glazed window to front, fitted with a three piece suite, bath with a fitted shower over and glass screen, wash hand basin, WC, vinyl flooring, tiled walls

## Services

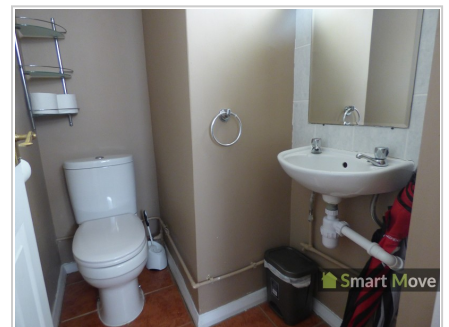
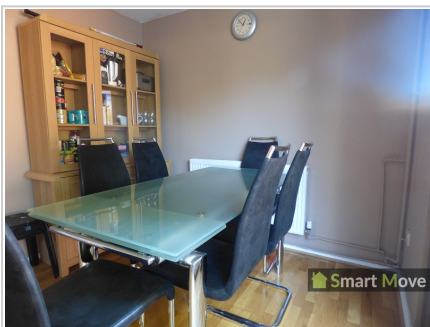
Mains electricity, mains water, mains gas, mains drainage

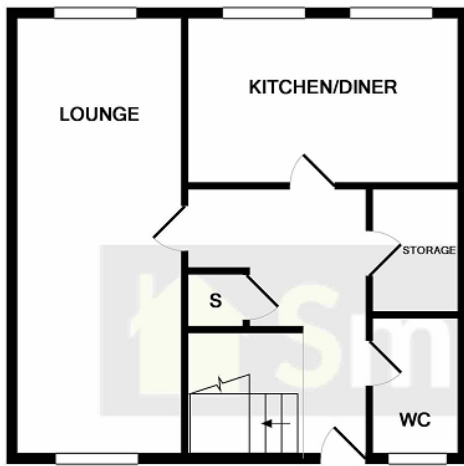
## Tenure

We are informed that the tenure is Freehold

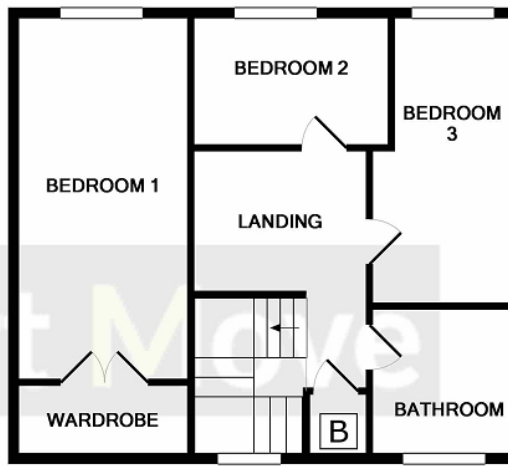
## Council Tax

Band A





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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*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.*