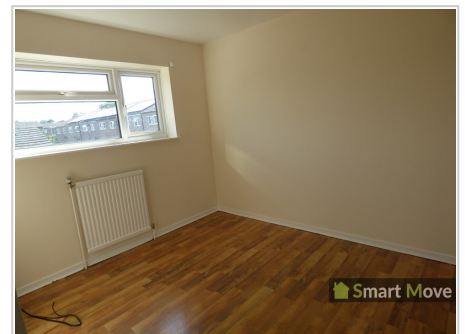


Watergall  
Bretton  
Peterborough  
Cambridgeshire  
PE3

£750 Monthly \*



- Mid Terrace House
- Three Bedrooms
- Kitchen/Diner
- Well Presented Throughout
- Downstairs Cloakroom
- Enclosed Rear Garden



**REDUCED**

Ref: PRA11850

Viewing Instructions: Strictly By Appointment Only

## General Description

View this well presented three bedroom property today! Call our Lettings Team on 01733 313373. Do not miss out!

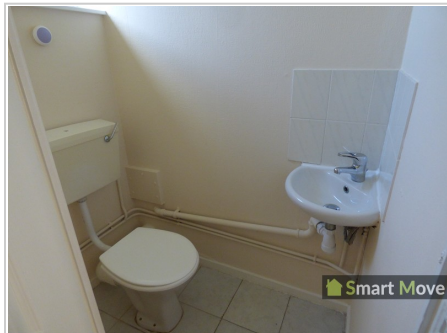
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## Accommodation

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### Entrance Hall

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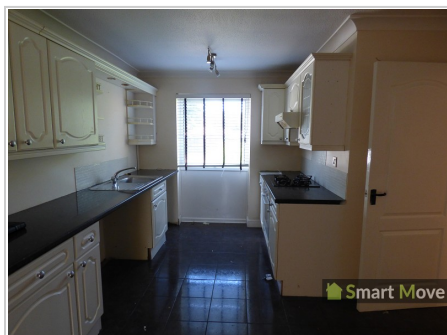
#### Cloak Room (4' 08" x 2' 10" ) or (1.42m x 0.86m)

UPVC double glazed window to front, tiled flooring, wash hand basin, low level WC and tiling.



#### Lounge (17' 08" x 10' 03" ) or (5.38m x 3.12m)

UPVC double glazed window to rear, patio doors into rear garden, radiator, TV point, telephone point and tiled flooring.



#### Kitchen/Diner (15' 08" x 8' 03" ) or (4.78m x 2.51m)

Wall and base units, UPVC double glazed window to front, sink with drainer, bowl sink, work surfaces, partly tiled, cookerhood, radiator and tiled flooring.

### First Floor Landing

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#### Bedroom 1 (11' 01" x 8' 10" ) or (3.38m x 2.69m)

UPVC double glazed window to rear, fitted wardrobes, TV point, radiator and laminate flooring.

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#### Bedroom 2 (8' 09" x 10' 05" ) or (2.67m x 3.18m)

UPVC double glazed window to front, fitted wardrobes, radiator and laminate flooring.

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#### Bedroom 3 (8' 07" x 7' 08" ) or (2.62m x 2.34m)

UPVC double glazed window to rear, radiator, TV point and laminate flooring.

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Bathroom (6' 11" x 6' 04" ) or (2.11m x 1.93m)

UPVC double glazed window to front, bath with mixer taps, shower over, low level WC, fully tiled and lino flooring.

## Services

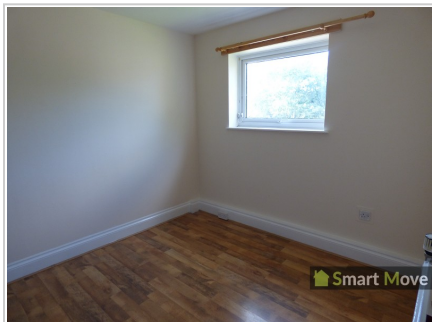
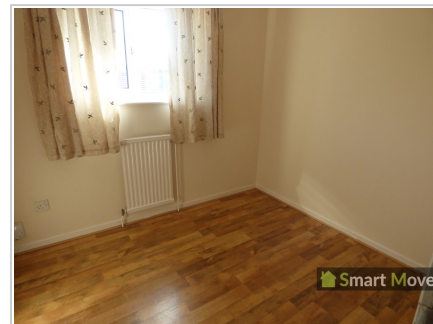
EPC Rating:73

## 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.*