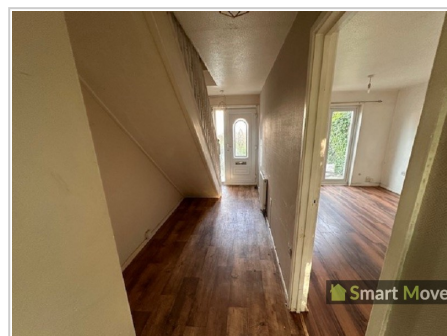
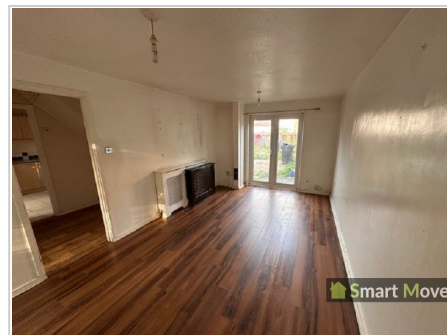
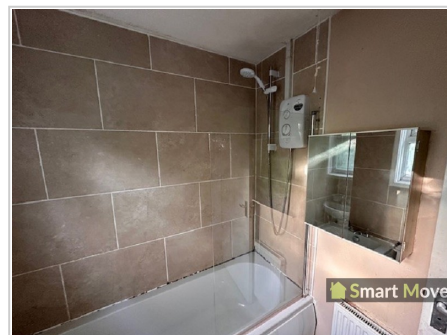
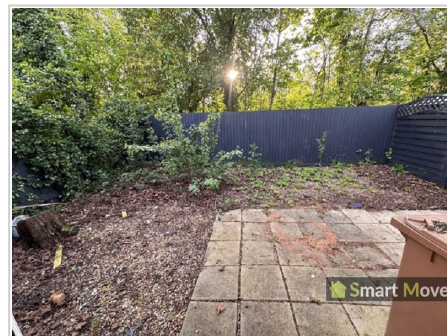


PROPERTY OF THE WEEK

**78 Kirkmeadow
Bretton
Peterborough
Cambridgeshire
PE3 8JJ**

£185,000



- Terraced Property
- Three Bedrooms
- Kitchen Diner
- Lounge
- Cloakroom
- Front and Rear Garden
- No chain

Ref: PRA12706

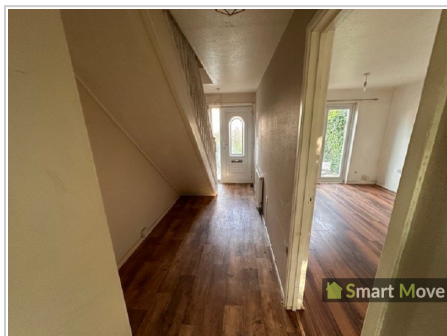
General Description

New listing and in need of a Buyer who has a pair of marigoldsGive this one a bit of love and it will sparkle. Situated on Kirkmeadow off Bretton Way is this Three Bedroom Terraced property. Ex tenants didn't know how to clean so lets get this one Sold to somebody who wants too. The property benefits on a front and rear garden and Kitchen diner, lounge, cloakroom, three bedrooms, bathroom. Sold with Chain call Smartmove Team on 01733511151 to arrange viewings.

Accommodation

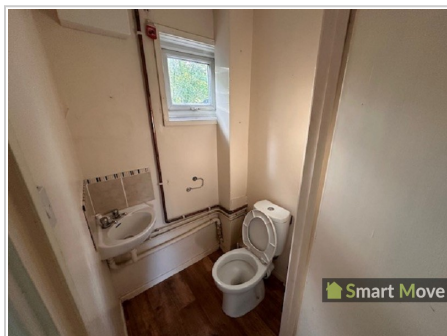
Agents Note

Property needs TLC in areas but is priced to sell. Front garden items will be removed from the property prior to completion. Gas safety and EICR certificates are not expired.



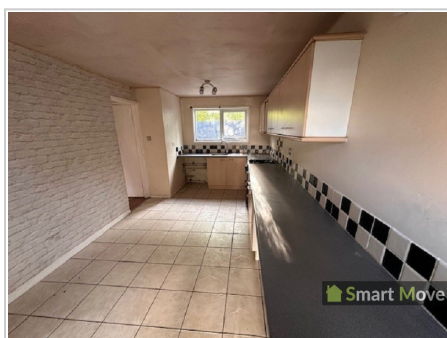
Entrance Hallway

UPVC double glazed door to the rear, laminate flooring, radiator, stairs to 1st floor. power socket, smoke detector.



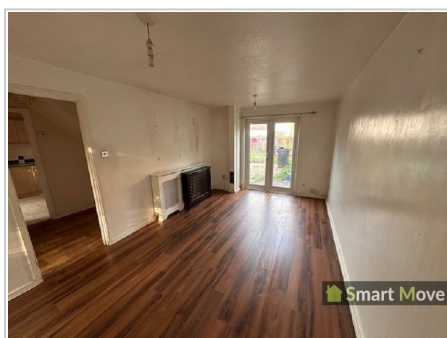
Cloak Room (3' 7" x 4' 3") or (1.08m x 1.29m)

Two piece suite with WC and wash hand basin with tiled splashbacks, laminate flooring, UPVC double glazed window to the rear, fuseboard.



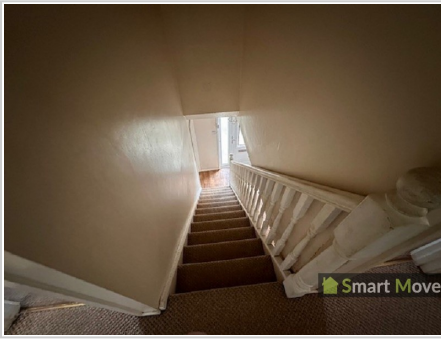
Kitchen/Diner (17' 9" x 9' 5") or (5.40m x 2.87m)

Base and eye level units with worktops to compliment, stainless steel sink and drainer with mixer tap, tiled splashbacks, gas cooker, ceramic tiled flooring, space and plumbing for washing machine, UPVC double glazed windows to front and rear, radiator, power sockets.



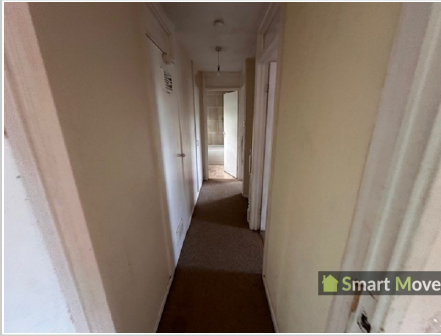
Lounge (17' 9" x 10' 4") or (5.40m x 3.15m)

UPVC double glazed french doors to the front, and UPVC double glazed window to the rear, laminate flooring, radiator, TV socket, power sockets.



Stairs To First Floor

Stairs leading to 1st floor and landing.



Landing

Smoke detector, doors leading to bedrooms and bathroom and cupboards.



Boiler Room (8' 10" x 2' 7") or (2.68m x 0.79m)

Combination boiler, shelving.



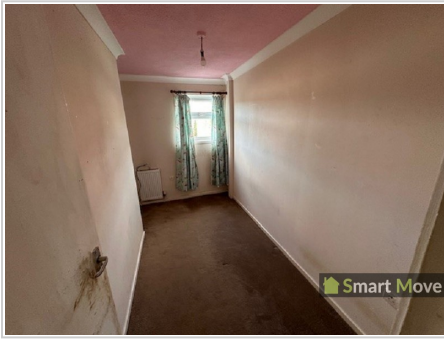
Bedroom 1 (17' 8" x 7' 5") or (5.38m x 2.26m)

UPVC double glazed windows to the front and rear, radiator, power sockets.



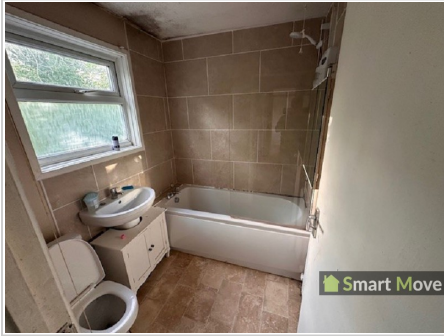
Bedroom 2 (11' 5" x 9' 5" Min) or (3.49m x 2.86m Min)

UPVC double glazed window to the front, radiator, power sockets.



Bedroom 3 (11' 5" x 5' 6" Min) or (3.48m x 1.67m Min)

UPVC double glazed window to the front, radiator, power sockets.



Bathroom (6' 4" x 5' 10") or (1.94m x 1.78m)

Three piece suite with bath, shower screen and shower above, WC and wash hand vanity with mixer tap, tiled, UPVC double glazed window to the front, extractor, radiator.



Front Garden (32' 5" x 23' 0") or (9.88m x 7.02m)

Gated access and fully fenced front garden, paved and laid to lawn.

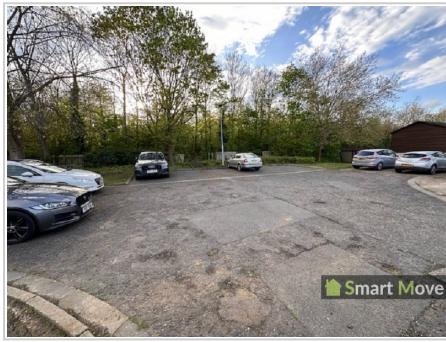


Rear Garden



Front Of Property

Pathway access from communal parking.



Communal Parking

Communal parking.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

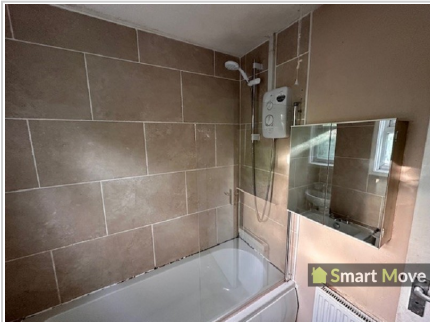
We are informed that the tenure is Freehold

Council Tax

Band B

Directions

Situated off Bretton Way.



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.