

Hyholmes, Bretton, Peterborough, PE3 8LL

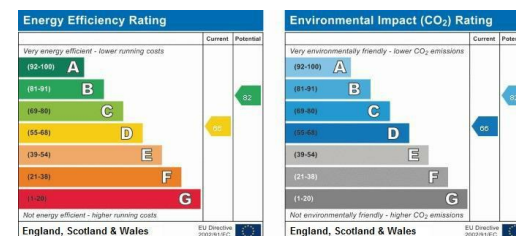
CUL-DE-SAC* *NO CHAIN* *CLOSE TO LOCAL AMENITIES* *CLOSE TO CITY HOSPITAL
 Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Bretton. The property is situated in a cul-de-sac, close to local amenities and city hospital and is within easy access to A47. The property comprises; Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, 4 Bedrooms and Four Piece Bathroom.

There is a Driveway providing off road parking and Double Garage and a good size enclosed rear garden.
 Viewings Highly Recommended.
 No Chain.

EPC Rating: D

Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Offers in excess of £350,000
 Freehold**



Entrance Hall

UPVC obscure double glazed window to front, radiator, fitted carpet, storage cupboard, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with a two piece coloured suite comprising, pedestal wash hand basin and WC, heated towel rail, fitted carpet.

Lounge/Dining Room

18'10" x 22'5" (5.74m x 6.83m)

UPVC double glazed window to side, uPVC double glazed window to front, uPVC double glazed window to rear, two single radiators, double radiator, fitted carpet, telephone point, TV point, stairs, double glazed sliding patio doors to garden, steps down to dining area, door to:

Kitchen

18'10" x 8'0" (5.75m x 2.44m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, space for under counter fridge and fridge/freezer, fitted electric fan assisted double oven, built-in five ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front, double radiator, tiled flooring, telephone point, uPVC double glazed obscure door to side.

Landing

UPVC double glazed window to front, radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

Bedroom 1

12'1" x 11'11" (3.68m x 3.63m)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point, built-in double wardrobe(s).

Bedroom 2

12'1" x 8'0" (3.68m x 2.44m)

UPVC double glazed window to rear, radiator, fitted carpet, built in double wardrobes.

Bedroom 3

8'8" x 8'6" max (2.64m x 2.59m max)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobe(s).

Bedroom 4

6'6" x 9'0" (1.97m x 2.74m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

Fitted with a four piece coloured suite comprising deep panelled bath, pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and low-level WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Outside

The front of the property has a block paved Driveway providing off road parking, leading to a Double Garage with power and light connected, wall mounted boiler, remote-controlled metal up and over roller door, uPVC double glazed obscure door to garden. Front lawn area.

The rear garden has a patio area, mainly laid to lawn with mature flowers and trees, including apple trees and plum trees, there is a greenhouse, outside tap, vegetable patch, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

