



ENTRANCE HALL

CLOAKROOM

KITCHEN / DINER

LIVING ROOM

CONSERVATORY

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

115 Risby
 Bretton, Peterborough, PE3 8QT
 £169,995



115 Risby Bretton, Peterborough PE3 8QT

Ideal property for Buy to Let Investment and First Time Buyers. This spacious 3 bedroom property is in the popular Bretton area close to local travel links, amenities and Peterborough Hospital. Call 01733 303111 for more information.

- 3 BEDROOM PROPERTY
- KITCHEN DINER
- LIVING ROOM
- CONSERVATORY
- PRIVATE GARDEN
- CLOAKROOM
- SHOWER ROOM
- POPULAR LOCATION

Viewings: By appointment
£169,995

ENTRANCE HALL

Laminate flooring, stairs to first floor:

CLOAKROOM

Obscure UPVC double glazed window to front, two piece suite with low level WC and wash hand basin.

KITCHEN DINER

Open kitchen diner with UPVC double glazed window to front. vinyl flooring, space for dining table, radiator, storage under stairs. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles, space for oven, fridge freezer and washing machine. There is an integrated dishwasher and a fitted sink drainer.

LIVING ROOM

12'1" x 17'8"

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

CONSERVATORY

11'3" x 12'9"

UPVC construction with French doors to rear leading to the garden, window surround and polycarbonate roof.

LANDING

Fitted carpet, storage cupboard. loft access.

BEDROOM 1

16'4" x 8'5"

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

BEDROOM 2

13" x 8'6"

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

BEDROOM 3

11'8" x 9"

UPVC double glazed window to rear, fitted carpet, one radiator.

BATHROOM

5'9" x 6'10"

Obscure UPVC double glazed window to front, three piece suite with low level WC, wash hand basin and shower cubicle with shower over, tiled walls and airing cupboard housing the gas central heating boiler.

OUTSIDE

Front garden space which is laid with gravel and has a flower bed. The rear garden is laid with patio and lawn with gated rear access, garden shed and fully enclosed by timber fencing.

SURROUNDING AREA

Bretton is a residential area in the City of Peterborough, Cambridgeshire just off the A47 and has been designed as a green environment; the major roads are tree-lined and there are several large parks and playing fields. There are many local shops and amenities within Bretton including the Bretton Centre, City Hospital.

TENURE

Freehold

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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