



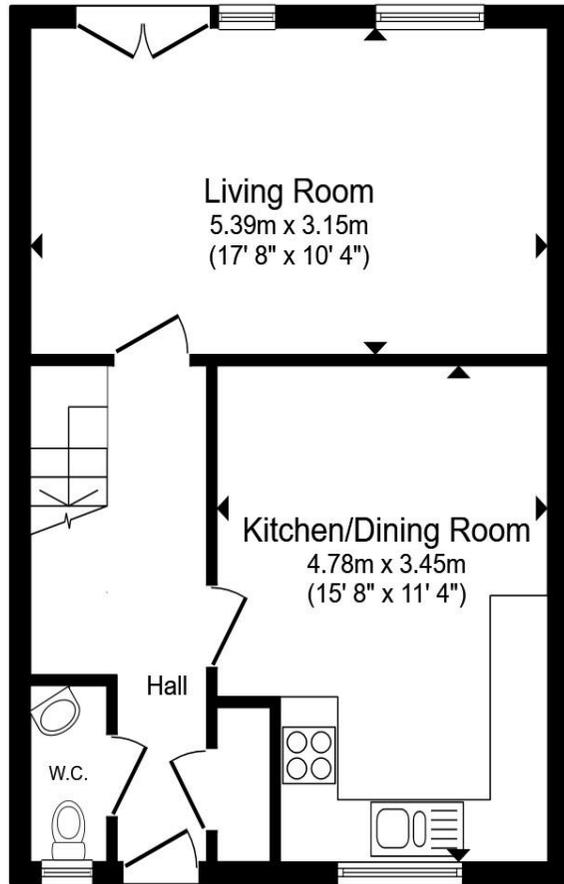
Watergall, Bretton Peterborough PE3 8ND

welcome to

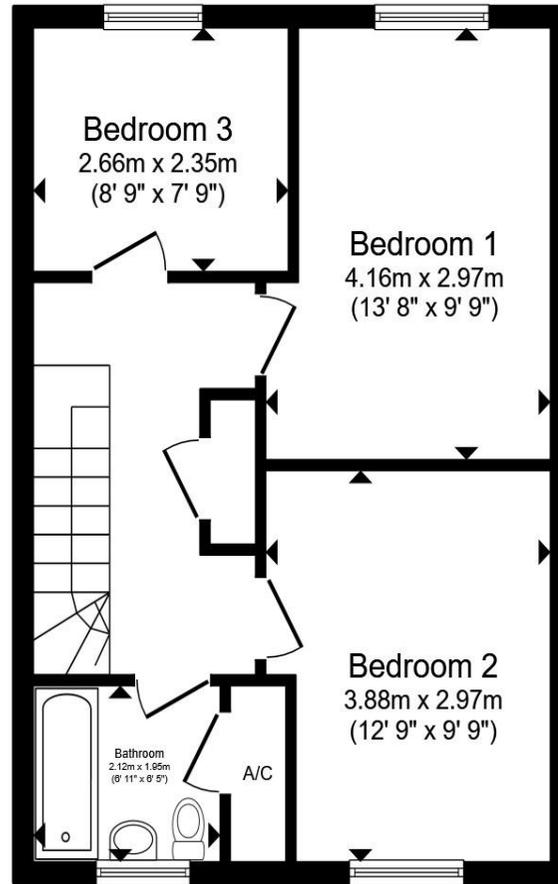
Watergall, Bretton Peterborough

Situated in a popular residential area, this three-bedroom end-of-terrace home at 88 Watergall, PE3 presents an excellent opportunity for buyers looking to add value. Offered with a tenant in situ and no onward chain, the property is ideal for investors or buyers seeking a straightforward purchase. The ground floor comprises a spacious living area, a fitted kitchen with space for dining, and the added convenience of a downstairs WC. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private garden and a separate garage, providing useful storage or parking. While the property would benefit from minor renovation and cosmetic updating, it offers strong potential to create a comfortable family home or investment property.





Ground Floor



First Floor

Total floor area 86.6 m² (932 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Watergall, Bretton Peterborough

- Three Bedrooms
- No Chain
- Garage
- End of Terrace
- Strong Investment Opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123413



Property Ref:
PCG123413 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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