



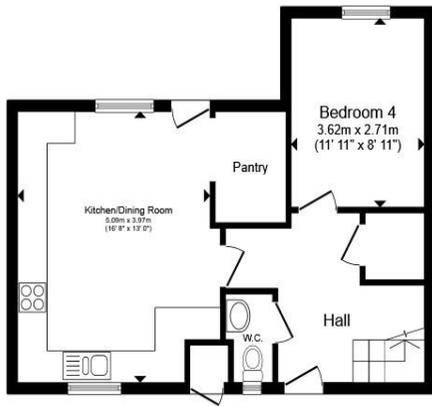
Benland, Bretton Peterborough PE3 8ED

welcome to

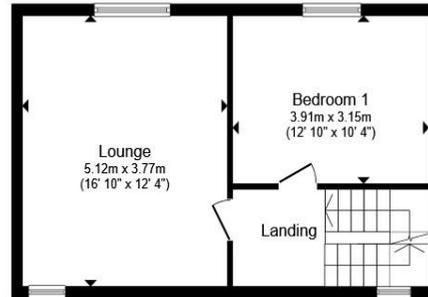
Benland, Bretton Peterborough

Benland is a sought-after residential area in Bretton, with excellent local amenities, including schools, shops, and the Bretton Centre shopping complex. The property is also close to Peterborough City Hospital and has easy access to the A47 and transport links.

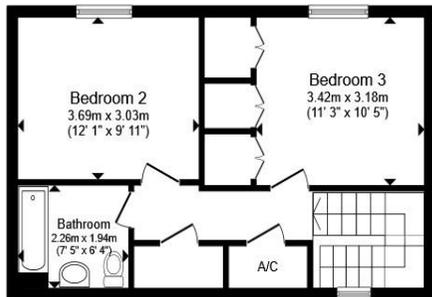




Ground Floor



First Floor



Second Floor

Total floor area 127.6 m² (1,374 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

- Hallway**
- Cloakroom**
- Kitchen Dining Room**
- Bedroom 4**
- First Floor And Landing**
- Bedroom 1**
- Lounge**
- Second Floor And Landing**
- Bedroom 2**
- Bedroom 3**
- Family Bathroom**

welcome to

Benland, Bretton Peterborough

- Four-bedroom townhouse set over three floors
- Flexible layout ideal for families or investors
- Ground floor bedroom - ideal for guests or home office
- Spacious kitchen/diner
- Ground floor W/C
- No onward chain
- Well-proportioned accommodation throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123324



Property Ref:
PCG123324 - 0005

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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