

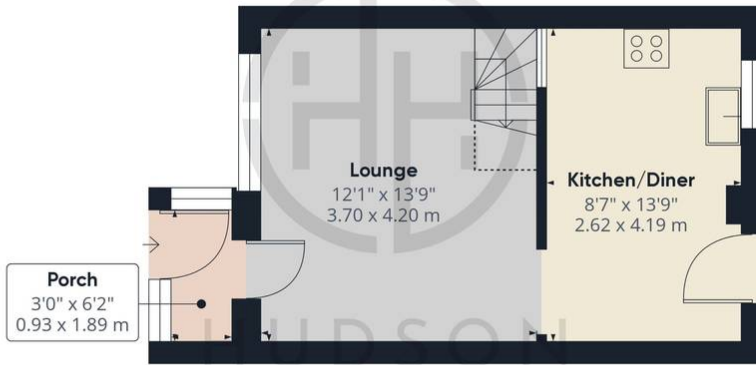


23 Pyhill, Bretton

£220,000 Freehold

NO FORWARD CHAIN • GREAT 1st TIME BUY or INVESTMENT PURCHASE (Estimated Rental Value - £950 PCM) • REFURBISHED THROUGHOUT - NIC EIC ELECTRIC CERTIFICATE & GAS BOILER SAFETY CERTIFICATE • REFITTED INTEGRATED KITCHEN/DINER WITH OVEN/HOB/EXTRACTOR FAN • REFITTED BATHROOM WITH SHOWER FITTINGS • THE FRONT OF THE PROPERTY LOOKS OUT ONTO TREEBELT LAND • ENCLOSED EASY MAINTENANCE REAR GARDEN • SINGLE GARAGE WITH PARKING SPACE IN FRONT • CLOSE TO PETERBOROUGH CITY HOSPITAL & RAILWAY STATION • COUNCIL TAX BAND A £1388





Floor 0



Floor 1

Approximate total area⁽¹⁾

563.28 ft²
52.33 m²

Reduced headroom

9.69 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360