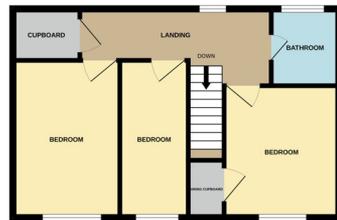




**4 Eyrescroft, Bretton PE3 8ES**

**£185,000**



**\*\*\* INVESTORS ONLY! \*\*\*** " Currently let for £960 pcm with an increase from 18 June to £990 pcm, this 3 bedroom terrace home is an easy ready made investment. Featuring an entrance hall, kitchen/diner with spacious storage area, living room, cloakroom, 3 bedrooms, bathroom, and another spacious cupboard upstairs. Council Tax Band - A / EPC Energy Rating - C "

### ENTRANCE

Door to front and stairs to first floor.

### LIVING ROOM

10' 8" x 16' 6" (3.25m x 5.03m) (approx) Sliding door to rear, window to front and radiator.

### KITCHEN / DINER

17' 3" x 9' 1" (5.26m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, four ring gas hob and oven, space for freestanding fridge / freezer and sink unit with mixer tap. French doors to rear, window to front and radiator.

### STORE

9' 1" x 6' 7" (min) (2.77m x 2.01m) (approx)

### W/C

3' 8" (max) (1.12m) 3' 4" (min) x 4' 7" (1.02m x 1.40m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side.

### FIRST FLOOR LANDING

Window to rear and cupboard.

### BEDROOM ONE

13' 5" x 8' 7" (4.09m x 2.62m) (approx) Window to front and radiator.

### BEDROOM TWO

9' 6" x 10' 9" (2.90m x 3.28m) (not including cupboard) (approx) Window to front, radiator and cupboard with boiler in.

### BEDROOM THREE

13' 5" x 5' 7" (4.09m x 1.70m) (approx) Window to front.

### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

