



Archway leading to the property

**SITUATION**

Located in this purpose built development which is well served by the **Bretton Centre** playing host to a vast amount of multiple shopping facilities such as **Laura Ashley, Iceland, Sainsbury's, Costa Coffee, Boots** and many more. In addition, the open spaces at Bretton Park are nearby. Bretton is within close proximity to the Soke Parkway A47 (Junction 16) which in turn leads to the A1(M) (Junction 17) and being approx. 2 ¼ miles north-west of Peterborough town centre. Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge.

**PROPERTY**

An end of terrace **3 Bed House** which includes a **Rear Garden** and benefits from:

- uPVC double glazing
- Gas central heating
- Fridge/Freezer
- Oven/hob
- Washing machine

**VAT is NOT applicable to this Lot**

**£7,800 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**ACCOMMODATION**

**Ground Floor**

Kitchen  
Living Room  
Conservatory  
Separate WC

**First Floor**

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom/WC

**GIA Approx. 1,030 sq ft including conservatory.**

**FREEHOLD**

**TENANCY**

The entire property is let on an AST to an **Individual** for a term of 1 year from 10th March 2014 (**holding over - in occupation since 2012**) at a current rent of **£7,800 per annum (£650 pcm)** exclusive.

**VENDOR'S SOLICITORS**  
P. George & Co - Tel: 020 8341 9080  
Ref: N. Demos - Email: info@pgeorgesolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts