



70 Benland, Bretton PE3 8ED

£185,000



*** SPACIOUS FAMILY HOME ***"Offers are invited in excess of £185,000 for this well presented three story town house in the popular area of Bretton. This property is located with-in easy reach of the local shopping area, there are also bus routes close by and Peterborough hospital. The property benefits from four double bedrooms, family bathroom, cloakroom and an open plan kitchen/diner with access to the lounge overlooking the rear garden. This property is very deceiving from the front and viewing is highly recommended. EPC Energy Rating - C".

ENTRANCE HALL

UPVC double glazed door to rear aspect, cupboard, tiled flooring, radiator and stairs to first floor.

CLOAKROOM

Refitted with a two piece suite comprising low level W/C , pedestal wash basin, partly tiled walls and tiled flooring. UPVC double glazed window to front aspect.

KITCHEN / DINER

16' 8" x 12' 4" (5.08m x 3.76m) (approx) Fitted with a range of base and eye level units with work surface over, stainless steel sink unit with mixer tap over, partly tiled walls, integrated oven, hob with extractor fan over, breakfast bar, plumbing for a washing machine, space for a fridge / freezer, tiled flooring and a radiator. UPVC double glazed window to front aspect, French doors to garden. There is a square arch to :-

LOUNGE

12' 4" x 10' 7" (3.76m x 3.23m)(approx) UPVC double glazed window to rear aspect and a radiator.

LANDING

UPVC double glazed window to front aspect.

BEDROOM 1

13' 1" x 12' 8" (3.99m x 3.86m)(approx) UPVC double glazed windows to front and rear aspect, radiator.

BEDROOM 3

12' 8" x 10' 3" (3.86m x 3.12m) (approx) UPVC double glazed window to rear aspect and a radiator.

LANDING

Loft access, cupboard with boiler enclosed and an airing cupboard.

BEDROOM 2

13' 5" x 10' 7" (4.09m x 3.23m) (approx) UPVC double glazed window to rear aspect.

BEDROOM 4

11' 9" x 10' 8" (3.58m x 3.25m) (approx) UPVC double glazed window to rear aspect and a radiator.

BATHROOM

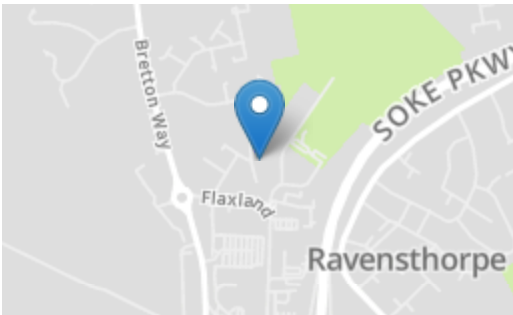
Refitted three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over , extractor fan and heated towel rail. UPVC double glazed window to front aspect.

OUTSIDE

The rear of the property is enclosed by fencing, laid to lawn, patio area and gated access.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

