



103 Manton, Bretton PE3 9YU

£200,000



*** IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY *** " Located close to Peterborough City Hospital and local amenities, this property is an excellent opportunity for all buyers alike. Featuring an entrance hall, cloakroom, kitchen/diner, living room, 3 bedrooms and bathroom. Viewings are highly recommended. EPC Energy Rating- D/Council Tax Band - A "

ENTRANCE

Door to side, cupboard with dryer enclosed, radiator and stairs to first floor.

KITCHEN / DINER

11' 3" x 15' 5" (3.43m x 4.70m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, integrated fridge / freezer, cupboard with boiler enclosed and radiator. Window to front.

CLOAKROOM

2' 5" x 5' 2" (0.74m x 1.57m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

LOUNGE

17' 7" x 10' 4" (5.36m x 3.15m) (approx) Sliding door to rear, window to rear and radiator.

FIRST FLOOR LANDING

Loft access, overstairs cupboard with hot water tank and additional cupboard.

BEDROOM 1

8' 8"(min)(2.64m) 11' 5" (max) x 12' 4" (3.48m x 3.76m) (to wardrobe) 14' 1" (in to wardrobe) (4.29m) (approx) Window to rear and built in wardrobes.

BEDROOM 2

8' 8"(min) (2.64m) 11' 5"(max) x 11' 8" (2.64m x 3.56m) (approx) Window to front.

BEDROOM 3

8' 5" x 9' 4" (2.57m x 2.84m) (approx) Window to rear.

BATHROOM

5' 5" x 6' 7" (1.65m x 2.01m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to front.

OUTSIDE

The front of the property has brick block paving and fencing either side. The rear of the property has fencing, paved patio area, gravel area and mature shrubs.

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.

AGENT NOTES

The vendor has advised us that the property has solar panels, these are leased from 4th June 2015 for 20 years, further details are held in branch.

