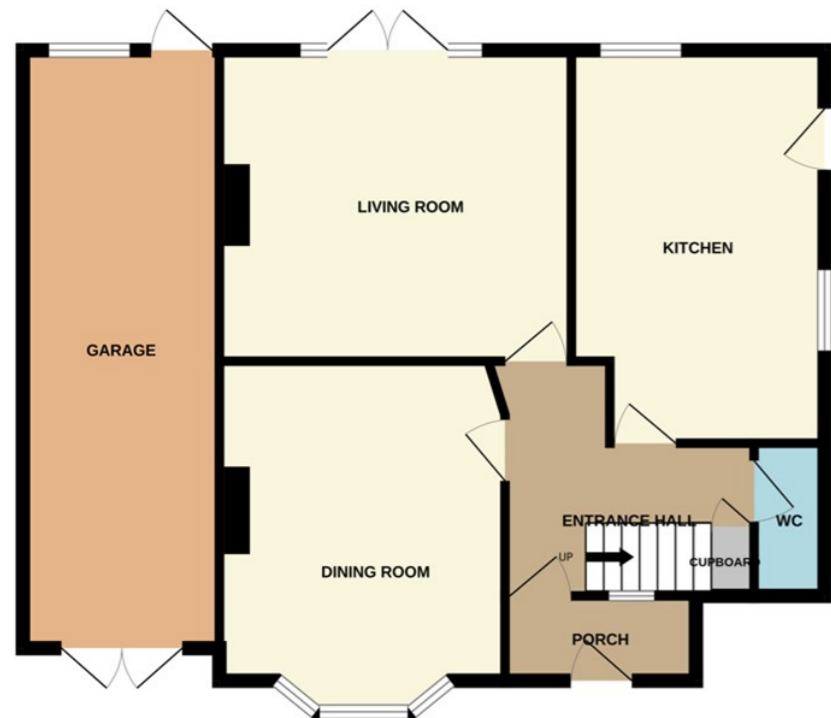




76 Linkside, Bretton PE3 8PA

£365,000



*** FANTASTIC POTENTIAL TO EXTEND STPP*** " Situated on a generous plot, this detached family home has a great amount of potential to extend subject to approved planning permission. The house benefits from 3 DOUBLE bedrooms, 2 reception rooms, kitchen/breakfast, tandem garage, cloakroom, bathroom and parking for multiple cars. Viewings are highly recommended to appreciate this beautifully presented property. EPC Energy Rating - D/ Council Tax Band - D "

PORCH
7' 9" x 3' 6" (2.36m x 1.07m) Approx.
Door to front and radiator.

ENTRANCE
Stairs to 1st floor and understairs cupboard. Window to porch with stained glass.

DINING ROOM
11' 9" x 14' 4" (into bay) (3.58m x 4.37m) 13'2" (MIN) Approx. UVPC double glazed window to front and radiator.

LIVING ROOM
12' 9" x 14' 4" (MAX) (3.89m x 4.37m) Approx. French doors to rear and 2 x UVPC double glazed windows to rear. Radiator and gas fire place.

KITCHEN/BREAKFAST
15' 8" x 10' 4" (MAX) (4.78m x 3.15m) Approx. Fitted with a range of base and eye level units with work surfaces over, breakfast bar, integrated double oven, integrated microwave, hob, sink with mixer tap over, space for fridge/freezer, space for dishwasher, space for washing machine. UVPC double glazed window to rear and side. Door to side.

CLOAKROOM
5' 8" x 2' 9" (1.73m x 0.84m) Approx. Fitted with a low level W/C, window to side.

LANDING
Window to side. Cupboard.

BEDROOM 1
12' 7" x 12' 2" (into wardrobes) (3.84m x 3.71m) Approx. UVPC double glazed window to front, built in wardrobes and radiator.

BEDROOM 2
12' 2" (into wardrobes) x 12' 9" (3.71m x 3.89m) Approx. UVPC double glazed window to rear, built in wardrobes and radiator.

BEDROOM 3
12' 9" x 9' 3" (3.89m x 2.82m) Approx. UVPC double glazed window to rear and radiator.

BATHROOM
8' 6" x 6' 2" (2.59m x 1.88m) Approx. Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Window to side.

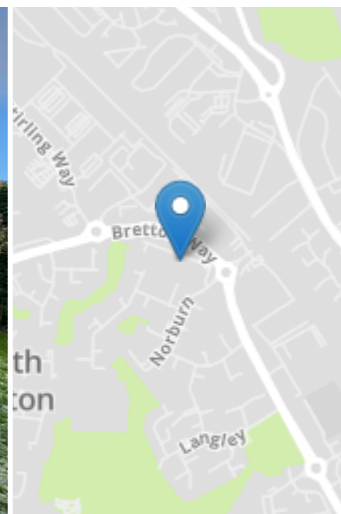
GARAGE
24' 6" x 8' 0" (7.47m x 2.44m) Approx

OUTSIDE
The front of the property is mainly gravelled, providing parking for multiple cars.

The rear of the property is mainly laid to lawn, slabs 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers

AGENT NOTES
The vendor has advised us that the EV charger will stay.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	86

EU Directive 2002/91/EC