



5 RISBY, BRETTON, PETERBOROUGH, CAMBRIDGESHIRE. PE3 8QR

£160,000

PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

PRICE GUIDE £160,000 - £170,000

Welcome to this generously proportioned three-bedroom property located in the desirable neighbourhood of Risby, Bretton. Perfect for first-time buyers or buy-to-let investors, this home offers a fantastic layout, great outdoor space, and easy access to nearby amenities. With schools, parks, and excellent transport links to the city centre and local hospitals, it's an ideal choice for those seeking convenience and space.

Step into a welcoming hallway complete with a convenient downstairs W/C and practical under-stairs storage.

The heart of the home, this well-sized kitchen and dining area offers ample room for family meals and gatherings. It's designed to accommodate all your culinary needs.

Stretching across the full width of the house, the lounge provides a comfortable and spacious retreat, bathed in natural light thanks to sliding patio doors. These doors open onto an aluminium lean-to, perfect for additional storage or as a transition space to the garden.

The garden is a true standout feature –, low-maintenance space laid with patio slabs and complemented by gravel borders. Enclosed by fencing on either side for added privacy, it's ideal for family barbecues, outdoor relaxation, or even gardening enthusiasts.

At the rear, a timber-panel shed provides generous storage for garden tools or hobbies.

The front garden is designed for ease of upkeep, featuring a simple pathway that leads to the front door.

Upstairs, you'll find three spacious double bedrooms, perfect for a growing family or for guests, as well as a third single bedroom that's versatile enough to serve as a nursery, home office, or study.

The family bathroom is equipped with a bathtub and an electric shower, catering to all your needs for convenience and comfort.

Set in a well-connected area of Bretton, this property enjoys proximity to reputable schools, picturesque parks, and local amenities. Quick transport links make for an easy commute to the city centre and nearby hospitals, making it a practical choice for professionals and families alike.

EPC Rating: C (70)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE HALL

W/C

0.825m x 1.704m (2' 8" x 5' 7")

KITCHEN/DINER

2.618m x 4.706m (8' 7" x 15' 5")

LOUNGE

3.301m x 5.395m (10' 10" x 17' 8")

ALUMINIUM LEAN TO

4.335m x 2.435m (14' 3" x 8' 0")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.838m x 2.722m (12' 7" x 8' 11")

BEDROOM TWO

4.182m x 3.007m (13' 9" x 9' 10")

BEDROOM THREE

2.330m x 2.640m (7' 8" x 8' 8")

FAMILY BATHROOM

2.621m x 1.758m (8' 7" x 5' 9")

OUTSIDE

REAR GARDEN
PATIO WITH GRAVEL BORDERS
ENCLOSED BY TIMBER FENCING ON BOTH SIDES
TIMBER SHED TO END OF GARDEN

FRONT
GRAVEL WITH SLAB PATH LEADING TO DOOR.