



78 Drayton, Bretton PE3 9XN

£215,000



*** WITH GARAGE *** " Located close to Peterborough City Hospital, with no chain this three bedroom mid terrace home awaits it's new owner. Featuring an entrance hall, cloakroom, kitchen/diner, living room, inner hall with spacious cupboard, 3 bedrooms, bathroom, garage and garden. Viewings are highly recommended to appreciate the homes condition and location. It makes a fantastic investment or first time buy. EPC Energy Rating - C/Council Tax Band - A".

ENTRANCE HALL

Door to front, radiator and stairs to 1st floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

KITCHEN/DINER

15' 7" x 11' 4" (MAX) (4.75m x 3.45m) APPROX. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, 4 ring hob, oven, space for freestanding fridge/freezer, space for undercounter washing machine, wall mounted boiler, radiator and window to front.

LOUNGE

14' 5" x 10' 4" (4.39m x 3.15m) APPROX. French doors to rear and radiator. Door to:

INNER HALL

Door to rear and cupboard.

1ST FLOOR LANDING

Loft access, over stairs cupboard and additional cupboard.

BEDROOM ONE

14' 6" x 11' 4" (MAX) (4.42m x 3.45m) 8'9" (MIN) APPROX. Window to rear and radiator.

BEDROOM TWO

11' 4" x 11' 8" (MAX) (3.45m x 3.56m) 9'7" (MIN) APPROX. Window to front and radiator.

BEDROOM THREE

9' 2" x 8' 6" (2.79m x 2.59m) APPROX. Window to rear and radiator.

BATHROOM

5' 6" x 6' 0" (1.68m x 1.83m) 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.

GARAGE

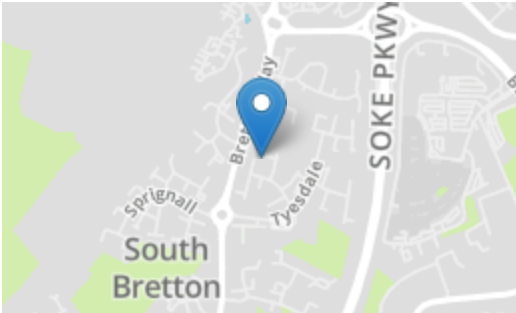
8' 5" x 16' 8" (2.57m x 5.08m) (APPROX)

OUTSIDE

The rear of the property has fencing, grass, gravel and concrete slabs.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	76	
(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		

