



**42 Pyhill, Bretton, Peterborough PE3 8QQ**

**£200,000**



**\*\*\*CONSERVATORY AND GARAGE\*\*\*** " The ideal first time buy or investment opportunity awaits! This mid terrace home in Bretton, features a garage, porch, conservatory, living room, kitchen, 3 bedrooms and a bathroom. It is close to the hospital and many local amenities. Viewings are highly recommended, book in your viewing by calling us today. EPC Energy Rating - D/Council Tax Band - B".



## ENTRANCE

Door to front and window to front. Door to:-

## LIVING ROOM

11' 1"(min) (3.38m) 14' 0" (max) x 14' 8" (4.27m x 4.47m) (approx)  
Window to rear and radiator.

## INNER HALL

Stairs to first floor.

## KITCHEN / BREAKFAST ROOM

9' 2" x 14' 8" (2.79m x 4.47m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, integrated oven, hob, plumbing for a washing machine and space for an undercounter fridge. Window to front, window to rear and door to rear.

## CONSERVATORY

9' 7" x 17' 3" (2.92m x 5.26m) (approx) French door to rear, windows to side and rear. Radiator.

## FIRST FLOOR

### BEDROOM 1

Window to front and built in wardrobe.

### BEDROOM 2

10' 9" (3.28m) 8' 0"(min) x 10' 7"(max) (2.44m x 3.23m) (approx)  
Window to front, loft access and radiator.

### BEDROOM 3

6' 4" x 7' 7" (1.93m x 2.31m) (approx) Window to rear and radiator.

## BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, cupboard with boiler enclosed and heated towel rail. Window to rear.

## OUTSIDE

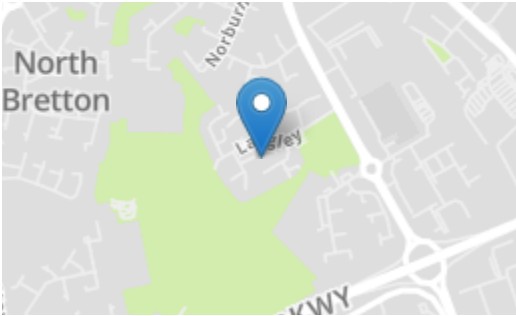
The rear of the property has fencing, laid to lawn, gravel area and patio slab area.

## GARAGE

8' 0" x 15' 4" (2.44m x 4.67m) (approx) Garage en bloc.

## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

