

'Making your move easier'



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".

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т: 01733 574969



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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 x4.47m) (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" ($1.93m \times 2.31m$) (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

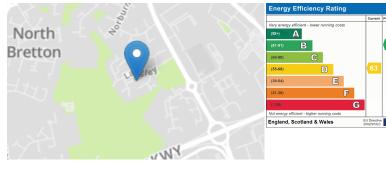
The rear of the property has fencing, laid to lawn, gravel area and patio slab area.

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





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road PE4 6BP T: 01733 574969