



**117 Langley, Bretton PE3 8QD**

**£220,000**



\*\*\* SEMI DETACHED HOME WITH GARAGE \*\*\* " Attention first time buyers and investors! Well presented and located in a well connected area of Bretton, close to Brotherhood Shopping Centre, Maskew Avenue and Bretton Centre, with easy access to town, train station, schools and hospital. This 3 bedroom semi detached home awaits its new owner. Featuring a garage, parking space, entrance hall, kitchen, lounge/diner, 3 bedrooms and bathroom. Viewings are highly recommended to appreciate the home's location and the space it has to offer. EPC Energy Rating - D / Council Tax Band - B " .

### ENTRANCE

UPVC double glazed door to front, window to front, radiator and stairs to 1st floor.

### KITCHEN

10' 6" x 9' 8" (3.20m x 2.95m) APPROX. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink, space for washing machine, space for dishwasher, space for fridge and freezer, cupboard, 4 ring gas hob and oven. UPVC double glazed window to front and arch to:-

### LOUNGE/DINER

20' 4" x 11' 4" (max) 7'6" (min) (6.20m x 3.45m) APPROX. L-Shape. UPVC double glazed sliding door to rear, door to rear and UPVC double glazed window to rear. Radiator.

### 1ST FLOOR

UPVC double glazed window to front and loft access

### BEDROOM 1

12' 0" x 10' 1" (max) (3.66m x 3.07m) APPROX. UPVC double glazed window to rear, radiator and wardrobe.

### BEDROOM 2

11' 9" (MAX) 9'2" (MIN) x 9' 9" (3.58m x 2.97m) APPROX. UPVC double glazed window to rear and radiator.

### BEDROOM 3

9' 2" x 7' 0" (2.79m x 2.13m) APPROX. UPVC double glazed window to front and radiator.

### BATHROOM

UPVC double glazed window to front. Fitted with a three piece suite comprising low level W.C, wash hand basin, bath with shower over, radiator and cupboard.

### SINGLE GARAGE

In front of the garage there is a parking space.

### OUTSIDE

The front garden mainly laid to lawn with low maintenance gravel bed. The rear of the property is mainly laid to lawn with patio area, mature trees and shrubs and pond. Concrete area at rear.

### 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.

