



**29 Hyholmes, Bretton, Peterborough PE3 8LG**

**£300,000**



\*\*\* WELL PRESENTED DETACHED HOME \*\*\* " Guide Price £300,000 - £315,000. Located in a cul de sac, this detached 3 bedroom home is located in Bretton, conveniently located to the hospital, parkways, schools and more. As you step into the home, you have an entrance hall, followed by the living room, kitchen/diner, utility room, shower room and garage. Upstairs, you will find 3 bedrooms with built in wardrobes to 2 of them, and a bathroom. The front of the property provides parking for multiple vehicles. EPC Energy Rating - D/Council Tax Band - C".

**ENTRANCE**

Door to side, radiator and stairs to first floor. ( L Shape)

**LOUNGE**

12' 0" (min) (3.66m) 14' 0" (max) x 13' 7" (4.27m x 4.14m)) (approx) UPVC double glazed window to front and radiator.

**KITCHEN / DINER**

16' 8" x 12' 4" (5.08m x 3.76m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, integrated dishwasher and fridge, radiator. Sliding door to rear, door to rear and UPVC double glazed window to rear.

**UTILITY**

7' 6" x 7' 5" (2.29m x 2.26m) (approx) Fitted with a range of base units, plumbing for a washing machine and space for a freezer. UPVC double glazed window to rear.

**INNER HALL**

Door to garage and radiator.

**SHOWER ROOM**

8' 9" x 3' 9" (2.67m x 1.14m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to side.

**FIRST FLOOR**

**BEDROOM 1**

12' 0"(min not into wardrobe) (3.66m) 9' 8" (min) x 11' 0" (max) (2.95m x 3.35m) (approx) UPVC double glazed window to front, built in wardrobe and radiator.

**BEDROOM 2**

8' 4"(min) (2.54m) 11' 1" (max) x 9' 6" (not into wardrobe) ( 3.38m x2.90m) (approx) UPVC double glazed window to rear, built in wardrobe and radiator.

**BEDROOM 3**

6' 8" x 7' 7" (2.03m x 2.31m) (approx) UPVC double glazed window to front and radiator.

**BATHROOM**

7' 9" x 6' 2" (2.36m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed windows to rear and side.

**OUTSIDE**

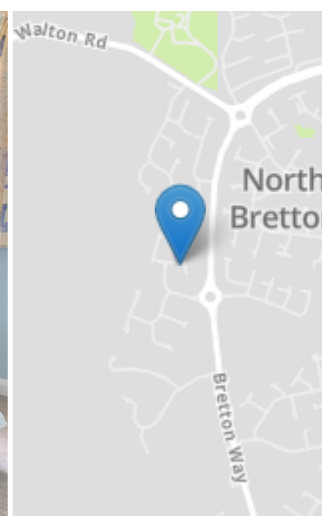
The front of the property has brick block paving providing parking for several vehicles. The rear of the property has fencing, laid to lawn, paved patio area, gravel pathway and mature shrubs.

**GARAGE**

An integral single garage.

**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			
			85
		56	