


Ringwood, Bretton, Peterborough PE3 9SH
£350,000


*** CUL DE SAC LOCATION " Guide Price £350,000 - £365,000. Located in a cul de sac in South Bretton, this 4 bedroom detached home awaits it's new owner. Featuring an entrance hall, cloakroom, lounge/diner, kitchen, utility, conservatory, garage, 4 bedrooms and family bathroom. Viewings are highly recommended to appreciate its location which is close to the hospital , A47 and playing fields. EPC Energy Rating - B/ Council Tax Band - D".

ENTRANCE

Door to front, door to:-

HALLWAY

Stair to first floor and radiator.

KITCHEN

9' 2" x 11' 2" (2.79m x 3.40m) (approx)

Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, space for a dishwasher and space for a fridge / freezer. UPVC double glazed window to rear.

UTILITY

7' 5" x 8' 1" (2.26m x 2.46m) (approx)

Fitted with a range of base units with work surfaces over, stainless steel sink unit, wall mounted boiler, plumbing for a washing machine, space for dryer, space for a freestanding fridge / freezer, radiator and door to garage. UPVC double glazed window to rear, door to rear.

LOUNGE / DINER

9' 6"(min) (2.90m) 12' 9"(max) x 25' 2" (min) (3.89m x 7.67m) 27' 4"(into bay) (8.33m)(approx) Bay window to front, three radiators, cupboard and sliding door:-

CONSERVATORY

11' 0" x 12' 7" (3.35m x 3.84m) (approx)UPVC double glazed windows to side and rear, French doors to side.

CLOAKROOM

3' 2" x 7' 9" (0.97m x 2.36m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

FIRST FLOOR LANDING

Window to side and cupboard with hot water tank enclosed.

BEDROOM 1

9' 4" x 12' 4" (2.84m x 3.76m) (approx) Window to rear and radiator.

BEDROOM 2

9' 4" x 11' 5" (2.84m x 3.48m) (approx) Window to rear and radiator.

BEDROOM 3

6' 9"(min) (2.06m) 9' 4"(max) x 10' 5"(2.84m x 3.17m)(approx) Window to front and radiator.

BEDROOM 4

6' 8" x 7' 2" (2.03m x 2.18m) (approx) Window to front and radiator.

BATHROOM

6' 5" x 7' 0" (1.96m x 2.13m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, and radiator. Window to front.

OUTSIDE

The front of the property has brick blocked paving providing of road parking for several vehicles. The rear of the property has fencing, laid to lawn, paved patio area with borders.

GARAGE

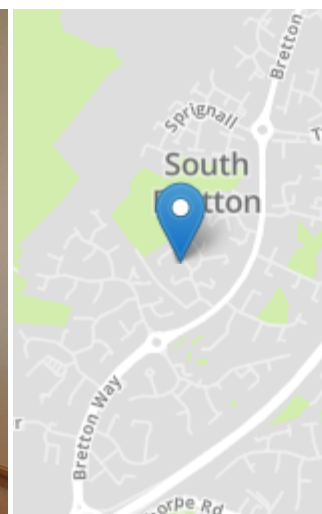
8' 2" x 17' 8" (2.49m x 5.38m) (approx)

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.

AGENT NOTES

The property has solar panels which are owned by the vendor. The vendor has advised us that they earn an significant income from the solar panels. Full details are held in branch.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		91
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		