



Langley, Bretton PE3 8QA

£240,000



*** IDEAL 1ST TIME BUY OR FAMILY HOME *** " Located with easy access to the parkways and hospital, this 3 bedroom semi detached home is well presented throughout. Briefly comprising of an entrance hall, living room, kitchen, conservatory, 3 bedrooms, bathroom, garage, driveway and garden. Council Tax Band - B / EPC Energy Rating - C "

ENTRANCE

Door to front, radiator and stairs to first floor.

LIVING ROOM

10' 9" x 12' 9" (3.28m x 3.89m) (approx) Window to front and radiator.

KITCHEN

10' 8" (min) (3.25m) 14' 0" (max) x 12' 2" (4.27m x 3.71m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, wall mounted boiler, space for cooker, space for washing machine, space for freestanding fridge / freezer and space for dishwasher. Window to side, door to rear and sliding door to conservatory.

CONSERVATORY

12' 1" x 7' 4" (3.68m x 2.24m) (approx) French doors to side, windows to rear, windows to side and radiator.

W/C

2' 8" x 7' 6" (0.81m x 2.29m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FIRST FLOOR LANDING

Cupboard and access to loft.

BEDROOM ONE

11' 0" (to wardrobe) x 8' 4" (3.35m x 2.54m) (approx) Window to front, radiator and built in wardrobe.

BEDROOM TWO

9' 3" x 8' 4" (2.82m x 2.54m) (approx) Window to rear and radiator.

BEDROOM THREE

5' 3" x 9' 2" (1.60m x 2.79m) (approx) Window to rear and radiator.

BATHROOM

6' 6" x 5' 4" (1.98m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to side and radiator.

GARAGE

AGENT NOTES

We have been advised there was previously subsidence which affected the previous conservatory. We hold a letter on file to state the trees responsible are due to be removed and the claim itself has been fully completed.

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.

