

121 Langley, Bretton, Peterborough, PE3 8QE



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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121 Langley, Bretton, Peterborough, PE3 8QE

£220,000 Freehold

Capitol Lettors are happy to advertise this 3 bedroom terrace house to Investors & the Open market. Located close to Peterborough City Centre & Peterborough Hospital, the property offers a entrance hall, living room, dining room, kitchen, conservatory, 3 bedrooms, family bathroom, front & rear gardens, garage & parking space to rear of the property, uPVC double glazing & gas central heating.



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## Entrance Hall

2.97m x 0.95m (9' 9" x 3' 1") Approx  
uPVC door with frosted glass, uPVC frosted window, utility meters, stairs to 1st floor, laminate flooring.

## Living Room

5.74m x 3.30m (18' 10" x 10' 10") Approx  
uPVC window, electric fire, TV & phone points, radiator, laminate flooring.

## Dining Room

2.36m x 2.37m (7' 9" x 7' 9") Approx  
Sliding doors to conservatory, laminate flooring.

## Kitchen

2.37m x 3.28m (7' 9" x 10' 9") Approx  
uPVC window, eye & base level units with complimentary worktops, combi boiler, free standing cooker with extractor above, stainless steel sink with draining boards, vinyl flooring.

## Conservatory

2.36m x 2.18m (7' 9" x 7' 2") Approx  
Part brick built, wooden sliding doors, wooden sealed units, laminate flooring.

## Stairs & Landing

Stairs to 1st floor, loft hatch, fitted carpet.

## Bedroom 1

2.69m x 3.58m (8' 10" x 11' 9") Approx  
uPVC window, radiator, fitted carpet.

## Bedroom 2

3.05m x 3.58m (10' 0" x 11' 9") Approx  
uPVC window, cupboard, radiator, fitted carpet.

## Bedroom 3

2.97m x 2.14m (9' 9" x 7' 0") Approx  
uPVC window, cupboard over stairs, radiator, fitted carpet.

## Bathroom

2.06m x 1.80m (6' 9" x 5' 11") Approx  
uPVC frosted window, extractor fan, PVC panels walls, three piece suite comprising of low level WC, wash hand basin & paneled bath with electric shower, radiator, vinyl flooring.

## Garage & Parking

2.53m x 4.90m (8' 4" x 16' 1") Approx  
Up & Over garage door, Single parking space.

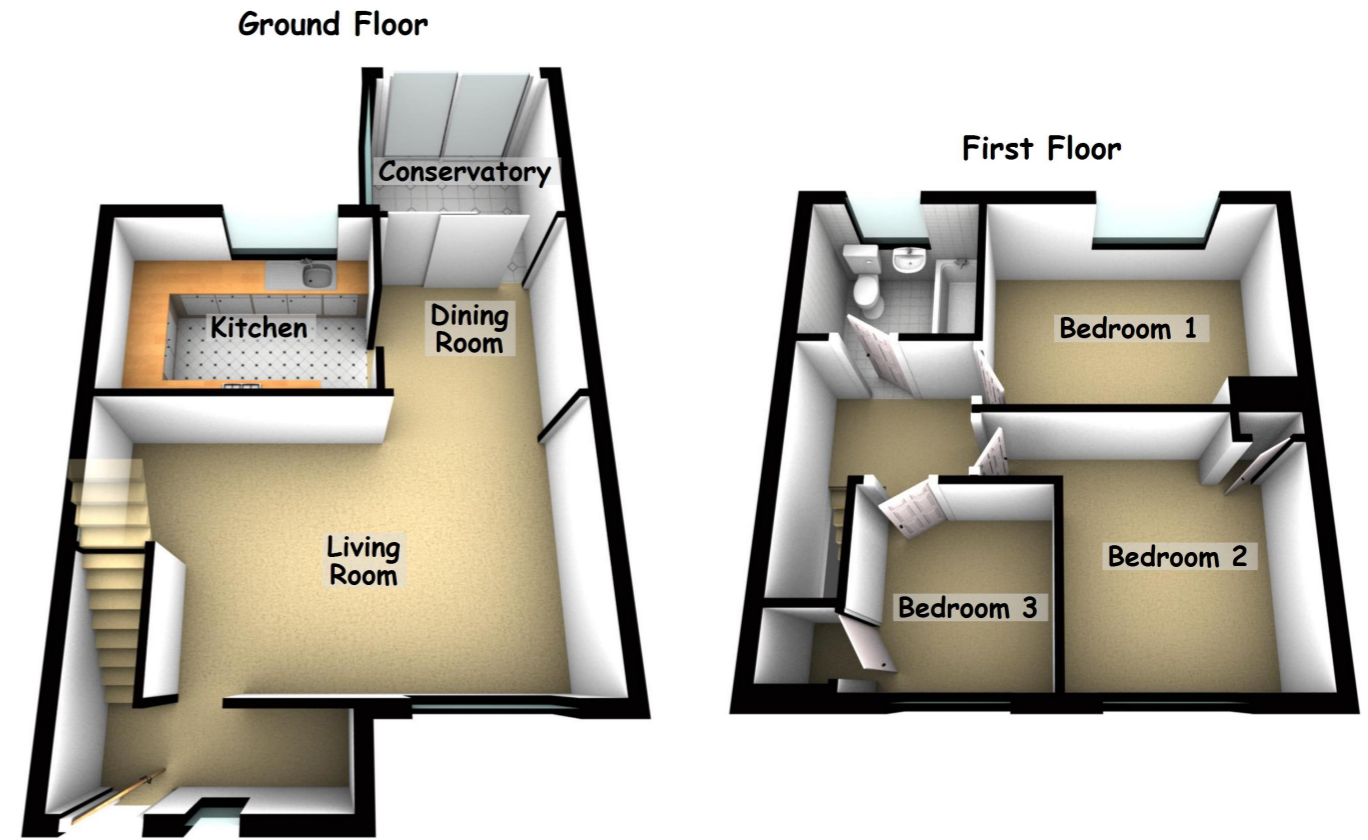
## Outside - Front

Mainly laid to gravel with slabbed pathway to front, strip of grass, satellite dish.

## Outside - Rear

Enclosed by fence panels & gate, lawn area, two concrete patio areas, outside tap.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Langley, Peterborough

