



48 Langley, Bretton, Peterborough PE3 8QB

Guide Price £175,000

- Well Proportioned Semi Detached Home
- Two Bedrooms
- Sitting Room And Kitchen/Dining Room
- Single Garage En Bloc
- Private Rear Garden
- Close To City Hospital
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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UPVC DOUBLE GLAZED DOOR TO

ENTRANCE PORCH

Meter cupboard, UPVC window to front aspect, w2all light point, glazed internal door to

SITTING ROOM

14' 10" x 14' 0" (4.52m x 4.27m)  
UPVC Georgian bar window to front aspect, double panel radiator, wall light points, stairs to first floor, two radiators, wall mounted gas fire, TV point, telephone point, open access to

KITCHEN/DINING ROOM

14' 2" x 8' 8" (4.32m x 2.64m)  
Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, integral electric oven and ceramic hob with bridging unit and extractor fitted above, UPVC window to rear aspect, double panel radiator, vinyl floor covering, internal glazed door to

REAR ENTRANCE PORCH

6' 11" x 5' 6" (2.11m x 1.68m)  
Of brick based and UPVC double glazed construction, double poly carbonate roofing.

FIRST FLOOR LANDING

Access to loft space, shelved airing cupboard, sliding internal door to

WET ROOM

6' 4" x 5' 10" (1.93m x 1.78m)  
Re-fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, floor draining independent shower unit, full ceramic tiling, UPVC window to rear aspect, chrome heated towel rail, extractor, non-slip vinyl flooring.

BEDROOM 1

11' 3" x 10' 8" (3.43m x 3.25m)  
UPVC window to front aspect, single panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

BEDROOM 2

11' 9" x 7' 10" (3.58m x 2.39m)  
UPVC window to garden aspect, single panel radiator, wall light points.

OUTSIDE

The front garden is primarily lawned and enclosed by a hedgerow border. The rear garden is primarily lawned with prepared borders, timber shed, gated access to the rear and enclosed by panel fencing.

TENURE

Freehold  
Council Tax Band - A