



35 Tollgate, Bretton PE3 9XA

£235,000



- ENTRANCE**

Door to front, window to side and radiator.
- LIVING ROOM**

12' 8" x 19' 1" (3.86m x 5.82m) (approx) Window to front, window to rear, radiator and stairs to first floor.
- KITCHEN**

8' 2" x 9' 4" (2.49m x 2.84m) (approx) Fitted with range of base and eye level units with work surfaces over, stainless steel sink with mixer tap over, space for a cooker, plumbing for a washing machine, space for a fridge/ freezer, wall mounted boiler and radiator. Window to rear.
- CONSERVATORY**

7' 8" x 12' 2" (2.34m x 3.71m) (approx) French doors to side, windows to rear and side.
- FIRST FLOOR LANDING**
- BEDROOM 1**

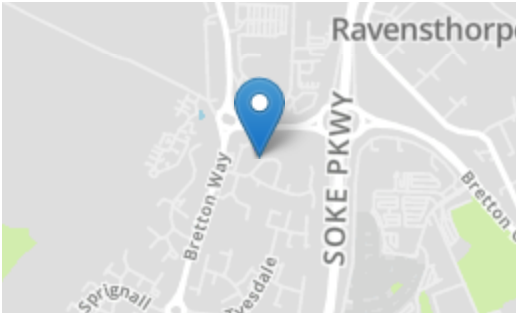
8' 8"(min) (2.64m) 12' 6"(max) x 5' 5" (min) (3.81m x 1.65m) 12' 9" (max) (3.89m) (L - Shape)(approx) Window to front, cupboard and radiator.
- BEDROOM 2**

6' 8"(min) (2.03m) 8' 3"(max) x 10' 2"(max) (2.51m x 3.10m) (approx) Window to front and radiator.
- BEDROOM 3**

5' 3"(min) (1.60m) 9' 7"(max) x 9' 8"(max) (2.92m x 2.95m)(approx) Window to rear, cupboard and radiator.
- BATHROOM**

8' 4" x 7' 2"(max) (2.54m x 2.18m) 5' 5"(min) (1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.
- OUTSIDE**
- 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		84
(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		EU Directive 2002/91/EC

