



56 Tollgate, Bretton, Peterborough PE3 9XA

£240,000



*** NO ONWARD CHAIN *** " A well presented semi detached home located in the sought after area of Bretton, within easy reach of the Bretton centre shops, The Cresset Performing Arts Theatre, Peterborough City Hospital, local shops and Inter - city rail links. The home itself features a driveway, entrance hall, living room, kitchen, integral garage, 3 bedrooms, bathroom and garden. Viewings are essential to appreciate the location and space this home has to offer. Council Tax Band - B / EPC Energy Rating - C"

ENTRANCE

6' 2" x 4' 3" (1.88m x 1.30m) (approx) Door to front and UVPC window to side.

LOUNGE

19' 1" x 12' 9" (5.82m x 3.89m) (approx) Door to rear, two radiators, stairs to first floor and UVPC windows to rear and front.

KITCHEN

9' 3" x 8' 0" (2.82m x 2.44m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated hob and oven, stainless steel sink with mixer tap, space for freestanding fridge / freezer and space for washing machine. UVPC window to rear.

FIRST FLOOR

Loft access.

BEDROOM ONE

8' 9" (min) (2.67m) 12' 8" (max) x 12' 7" (max) (3.86m x 3.84m) 5' 2" (min) (1.57m) (approx) L-shape. Radiator, cupboard and UVPC window to front.

BEDROOM TWO

6' 8" (min) (2.03m) 8' 3" (max) x 9' 1" (max) (2.51m x 2.77m) (approx) Radiator and UVPC window to front.

BEDROOM THREE

6' 4" (min) (1.93m) 9' 4" (max) x 9' 8" (2.84m x 2.95m) (approx) Radiator, cupboard with boiler enclosed and UVPC window to rear.

BATHROOM

5' 4" (min) (1.63m) 6' 9" (max) x 8' 2" (2.06m x 2.49m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail and UVPC window to rear.

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.

