



53 Essendyke, Bretton PE3 8JB

£215,000



*** IDEAL FIRST TIME BUY OR INVESTMENT *** " Featuring parking, garage, entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms and a bathroom, this end of terrace home makes a fantastic investment or first time buy. The home is within close proximity to Peterborough hospital, local shops and schools. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

Door to front, radiator and stairs to first floor. Door to rear.

CLOAKROOM

4' 2" x 3' 5" (max) (1.27m x 1.04m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin. Window to front.

LIVING ROOM

17' 6" x 10' 4" (5.33m x 3.15m) (approx) French doors to rear, window to front and radiator.

KITCHEN / DINER

9' 3" (max) x 7' 7" (min) (2.82m x 2.31m) 17' 6" (5.33m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge/ freezer, radiator and plumbing for a washing machine. Window to rear, window to front.

FIRST FLOOR LANDING

Cupboard with hot water tank enclosed, cupboard with boiler enclosed.

BEDROOM 1

17' 7" x 7' 5" (5.36m x 2.26m) (approx) Window to front, window to rear and radiator.

BEDROOM 2

11' 4" x 9' 4" (3.45m x 2.84m) (approx) Window to rear, loft access and radiator.

BEDROOM 3

11' 6" x 5' 5" (min) (3.51m x 1.65m) (approx) Window to rear.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to front.

OUTSIDE

The rear of the property has fencing, brick pathway, laid to lawn, patio area and mature shrubs.

GARAGE

18' 3" x 8' 6" (5.56m x 2.59m) (approx) Door to side and window to front.

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.

