



Brailsford Close, Bretton, Peterborough
£220,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Lounge/Diner
- Enclosed Rear Garden
- Allocated Parking
- Ideal First Time Buy

GROUND FLOOR

ENTRANCE PORCH: Entrance door. Further door to;

LOUNGE/DINER: 7.04m x 4.87m (23'11" max x 16'01" max) UPVC Double glazed window to front and rear. Two radiators. Built in under stairs cupboard. Stairs to first floor.

KITCHEN: 2.75m x 2.16m (9'03" x 7'10") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.



FIRST FLOOR

LANDING: Loft access. Built in cupboard housing wall mounted boiler.

BEDROOM: 3.67m x 2.76m (12'06" x 9'06")
UPVC Double glazed window to front. Radiator.

BEDROOM: 3.65m x 2.43m (12' max x 8' plus recess)
UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.13m x 1.84m (7'01" plus recess x 6'06" max)
UPVC Double glazed window to front. Radiator. Built in cupboard.

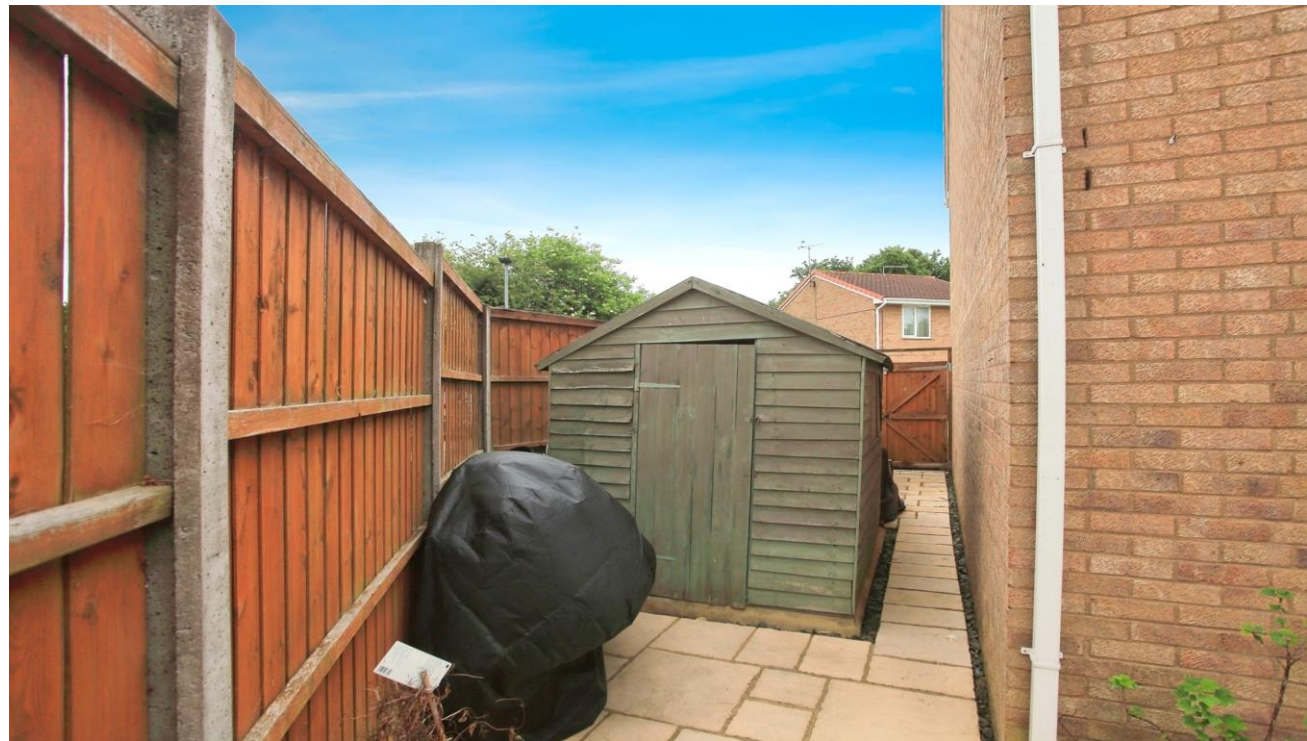
BATHROOM: UPVC Frosted double glazed window to rear. Wash hand basin. Bath with mixer tap and shower attachment. Radiator.

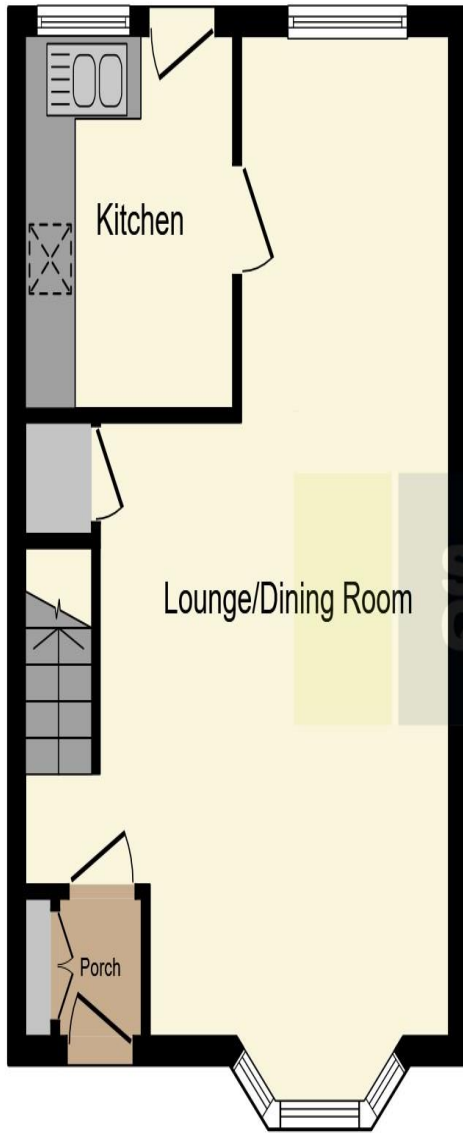
CLOAKROOM: UPVC Frosted double glazed window to rear. Low level WC. Radiator.

OUTSIDE

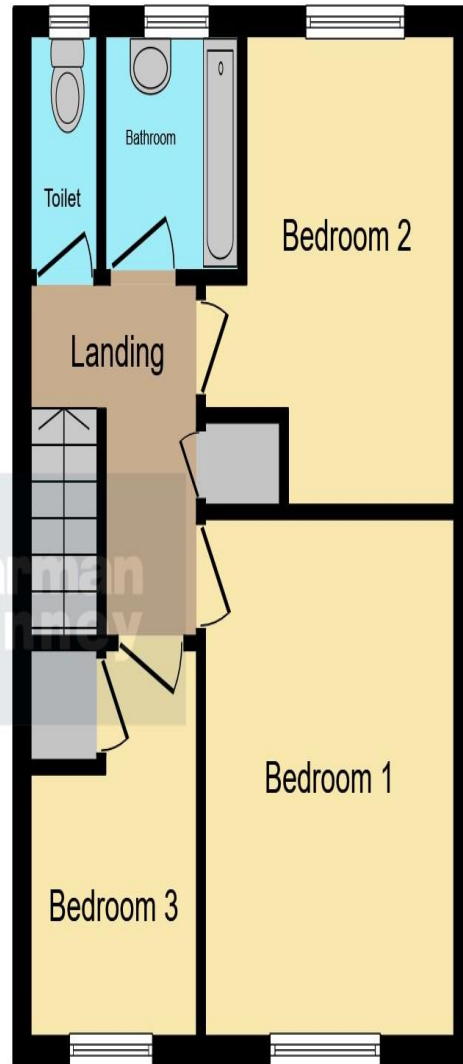
FRONT: Laid to lawn area. Allocated parking space.

REAR GARDEN: Enclosed by fencing. Patio area. Garden shed.





Ground Floor



First Floor


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01733 897896

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB206491 - 0001

