



Tollgate, Bretton PETERBOROUGH
Offers in Excess of £230,000 **Freehold**

**Sharman
Quinney**

Key Features



- SEMI DETACHED
- CLOSE TO CITY HOSPITAL
- GENEROUS LOUNGE DINER
- CLOSE TO AMENITIES
- GARAGE

Ground Floor

PVCu front door leading to:

Entrance Hall

PVCu double glazed window to side, laminate flooring, door to:

Lounge/Diner

5.84m x 3.91m (19'2"max x 12'10"max). PVCu double glazed window to front, PVCu double glazed window to rear, two radiators, laminate flooring, TV point, stairs to first floor landing with understairs recess, PVCu double glazed back door giving access to the rear garden, door to:

Kitchen

2.87m x 2.51m (9'5" x 8'3"). Fitted with a



matching range of base and eye level units and cupboards with drawers and worktop space, 1¼ bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in electric hob, extractor hood, PVCu double glazed window to rear, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

L Shaped room 3.89m x 3.66m (12'9"max x 12'max). PVCu double glazed window to front, radiator, sloping ceiling,

Bedroom 2

3.05m x 2.51m (10' max x 8'3"max) including recess. PVCu double glazed window to front, radiator.

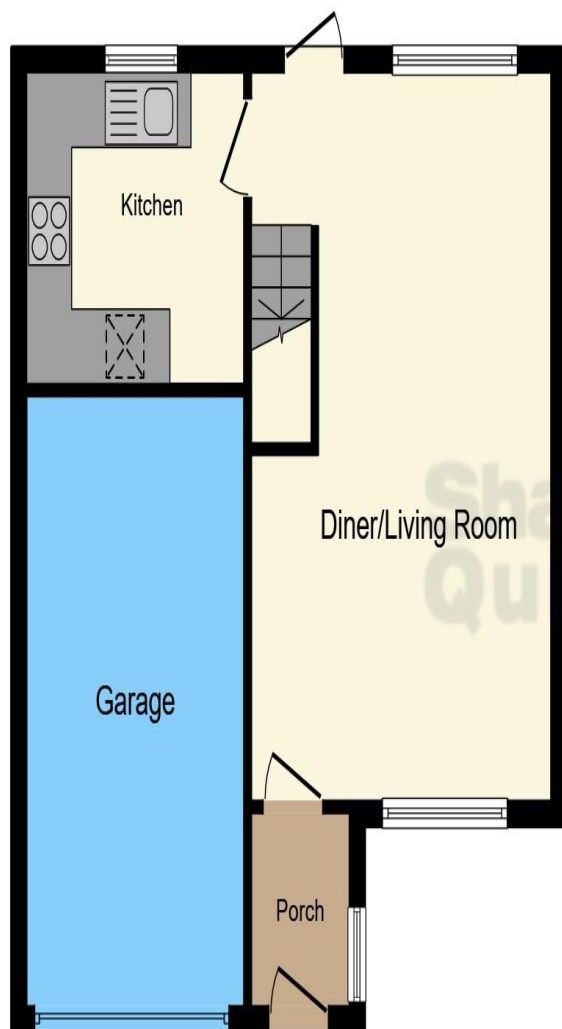
Bedroom 3

L Shaped room 2.92m x 2.18m (9'7" max x 7'2"max) excluding door recess. PVCu double glazed window to rear, built-in cupboard with wall mounted gas radiator heating boiler, sloping ceiling,

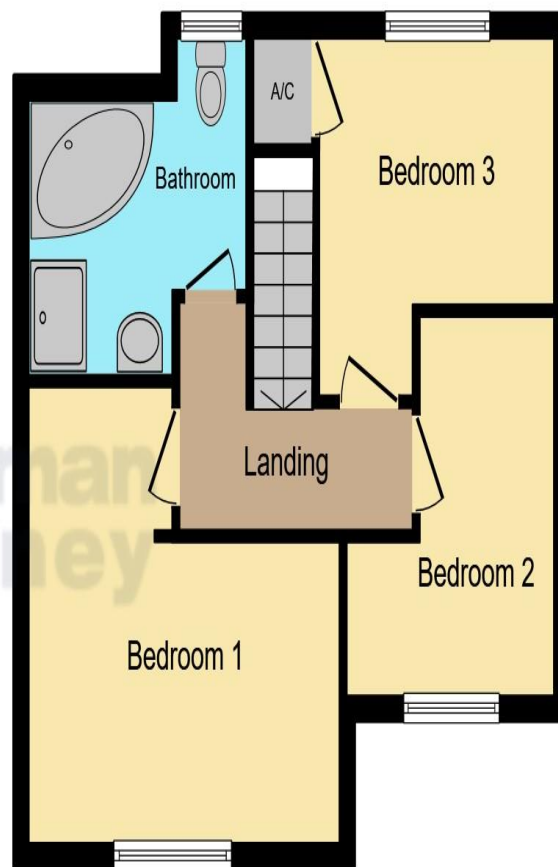
Family Bathroom

Refitted with four piece suite comprising corner bath with hand shower attachment, wash hand basin with base cupboard under, tiled shower cubicle and close coupled WC, tiled splashbacks,





Ground Floor



First Floor

heated towel rail, PVCu double glazed window to rear, tiled flooring, wall light, sloping ceiling with recessed ceiling spotlight.

Outside

Frontage, open plan, mainly laid to lawn with flower and shrub borders, driveway to the front providing off-road parking leads to the single garage with a metal up and over door, side gated access to the rear. Enclosed rear garden, sun patio seating area, mainly laid to lawn with well stocked flower and shrub borders.

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

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