



Offers in excess of £190,000
Brynmore, BRETTON, Peterborough PE3



 4
Bedrooms

 1
Bathroom

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

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4 BEDROOM SEMI // NO CHAIN // OVER 1200 SQ FOOT

The property has an Entrance Hall with WC, bedroom 4 and Kitchen/Diner

The first floor has the LOUNGE and Bedroom 1

The second floor has the bathroom and 2 further bedrooms

Viewing advised

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Viewing advised

Entrance Hall

With doors to all rooms, stairs to the first floor

WC

With WC and wash ahnd basin

Kitchen / Diner *5.30m x 3.60m (17' 5" x 11' 10")*

Fitted base and wall units with worktops over and sink, space for appliances and UPVC window to the front and door to the rear

Bedroom 4 *3.40m x 3.30m (11' 2" x 10' 10")*

With UPVC window to the rear and radiator

First Floor

With doors to all rooms

Lounge *5.30m x 3.50m (17' 5" x 11' 6")*

With UPVC windows to the rear and front - radiator

Bedroom 1 *3.80m x 3.40m (12' 6" x 11' 2")*

With UPVC window to the rear and radiator

Second Floor

Doors to all rooms and 2 storage cupboards

Bedroom 2

With UPVC window to the rear and radiator

Bedroom 3 *3.40m x 3.20m (11' 2" x 10' 6")*

With UPVC window to the rear and radiator

Bathroom

Fitted with WC, Wash hand basin and bath, Part tiled walls and UPVC window

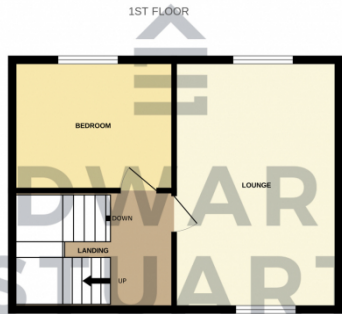
Outside

With enclosed rear garden



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Bretton, PE3

