



92 Brynmore  
Bretton PE3 8JG  
£240,000



## 92 Brynmore Bretton PE3 8JG

Offering versatile accommodation set over three floors is this, well-presented, four bedroom town house within a popular residential area in Bretton, Peterborough. Having been improved by the current owners which comprises of a re-fitted kitchen & shower room and a downstairs cloakroom, the property is ideally situated near to local amenities and schools with nearby transport links, and in brief comprises.

Into a good size hallway with stairs leading to the first floor & landing with separate doors off leading to a, re-fitted two piece cloakroom comprising of a close coupled WC and WC with window to the front aspect. Good size bedroom 4/study with window to the rear aspect. Finishing off the ground floor is a generous size re-fitted kitchen/dining room, with an ample range of wall and floor level units with fitted worktops, an inset stainless steel sink unit with pull out mixer tap with storage under, space for a range style oven with plumbing for washing machine and dishwasher, with further space for fridge/freezer, with dual aspect windows and PVCu double glazed door leading out into the rear garden.

Venturing up to the first floor, you'll find a good size lounge with dual aspect windows, with further door from the landing leading into the main bedroom.

From the first floor, further stairs leading to the second floor, with a built in storage cupboard, further cupboard housing a recent installed new cylinder, separate doors off the landing leads to two further double bedrooms, both enjoying built in storage cupboards and a re-fitted shower room, with a large walk in shower, wash hand basin, fully tiled walls and a heated towel radiator.

Outside, to the rear, an enclosed rear garden, being laid to lawn with garden shed.

Tenure: Freehold  
Tax Band: B





Entrance Hall:

Downstairs Cloakroom:

Kitchen/Dining Room:  
17'7" x 11'7" max (5.38m x 3.54m max)

Bedroom 4/Study:  
11'3" max x 11'3" (3.43m max x 3.44m)

First Floor & Landing:

Lounge:  
17'8" x 11'8" (5.41m x 3.57m)

Bedroom 1:  
11'3" x 11'3" (3.45m x 3.44m)

Second Floor & Landing:

Bedroom 2:  
11'7" x 10'7" (3.55m x 3.23m)

Bedroom 3:  
11'7" x 10'8" (3.55m x 3.26m)

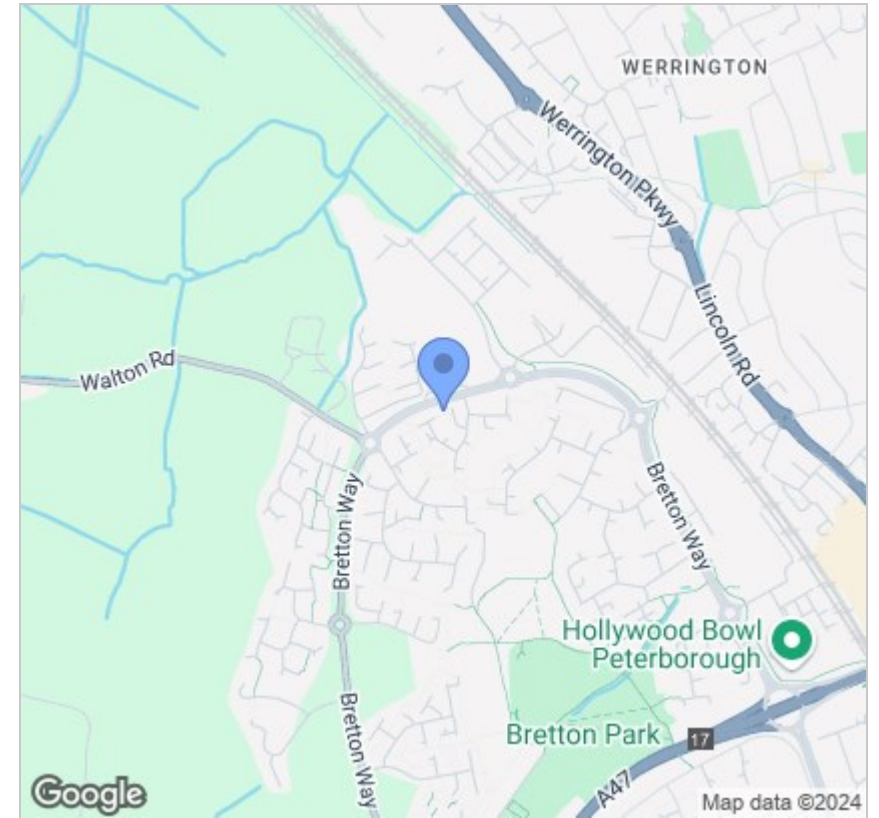
Shower Room:



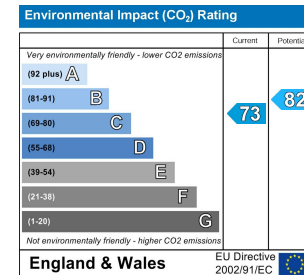
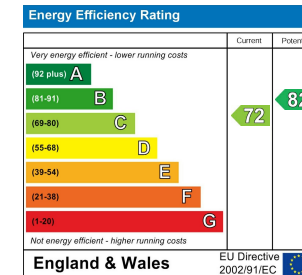
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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