



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

Tel 01733 921700
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



56 Tollgate Bretton Peterborough PE3 9XA

Asking price £225,000



This well-presented three bedroom semi-detached home is perfectly positioned in the popular residential area of Bretton and is offered to the market with no forward chain. Representing an excellent opportunity for both first-time buyers and buy-to-let investors, the property boasts an achievable rental potential of approximately £1,000 PCM.



The ground floor features an entrance porch leading into a bright and spacious lounge/diner, the kitchen sits to the rear of the property, offering a practical layout with the potential to modernise to suit personal taste.

Upstairs, the first floor comprises two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom.

Externally, the home benefits from a driveway to the front which leads to a single garage, providing convenient off-road parking, while the enclosed rear garden offers a private outdoor space .

The property further benefits from uPVC double glazing throughout and gas central heating, ensuring comfort and efficiency all year round. The council tax is band B and the EPC rating is C.

Located just a short distance from Peterborough City Hospital and close to a wide range of local amenities including shops, schools, parks and transport links, this property enjoys a highly convenient and sought-after position.

Early viewing is strongly recommended to appreciate the potential and location on offer.

Entrance Porch - 6'2 x 4'2

Laminate flooring, uPVC double glazed windows, uPVC front door.

Lounge/Diner - 19'1 x 12'11

Laminate flooring, two radiators, two uPVC double glazed windows facing the front and back, uPVC back door, stairs to first floor landing.

Kitchen - 9'5 x 8'0

Tiled flooring, uPVC double glazed window, fitted wall and base units, single sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor. Space for fridge/freezer, washing machine & dryer.

Landing -

Carpeted flooring, wooden doors to all first floor accommodation, loft access.

Bedroom One - 12'11 x 12'9 (7'6 / 8'11) ^

Carpeted flooring, radiator, uPVC double glazed window to the front. Storage cupboard.

Bedroom Two - 9'8 x 9'9

Carpeted flooring, radiator, uPVC double window to the rear, boiler cupboard.

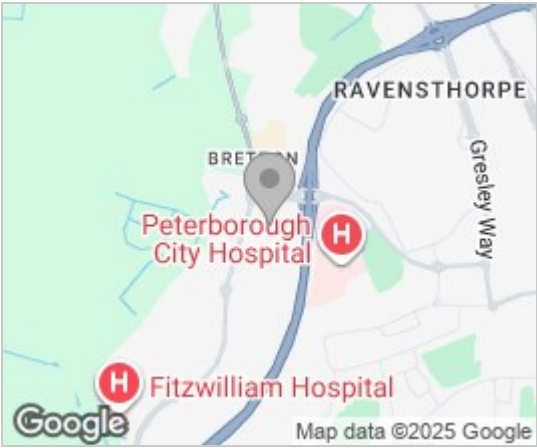
Bedroom Three - 9'1 x 8'4

Carpeted flooring, radiator, uPVC double glazed window to the front.

Bathroom - 6'11 x 8'2

Tiled flooring, heated towel rail, frosted uPVC double glazed window. Standard WC, top mounted sink with vanity unit, panelled bath with electric shower, tiled walls, extractor fan.

Area Map



Floor Plans



Energy Efficiency Graph

