



**Connells**

Kirkmeadow  
Bretton Peterborough



## Property Description

Situated in North Bretton is this fantastic four bedroom home, perfect for investors. Located close by to Lime Academy as well as local amenities including Sainsburys/Aldi at Bretton Centre and convenient transport links. A short drive to Hollywood Bowl, Planet Ice and The Court Snooker Club. The home comprises in brief of an entrance hallway, lounge, kitchen/diner and cloakroom. Upstairs there are four bedrooms and a bathroom. Outside is a private rear garden with a patio area. The mid terraced home also benefits from communal parking, garage and NO CHAIN.

Benefiting from; kitchen/diner, lounge and downstairs WC & garage. This 4 bedroom mid terraced home perfect for investors, located close to Lime Academy as well as local amenities including Sainsburys/Aldi at Bretton Centre, convenient transport links. A short drive to Hollywood Bowl & Planet Ice.

## Entrance Hall

Door to front.

## Storage Room

8' 5" x 6' 6" max ( 2.57m x 1.98m max )

## Cloakroom

Window to front, wash hand basin, WC radiator and tiled splashbacks.

## Lounge

17' x 10' 8" ( 5.18m x 3.25m )  
Window to front, sliding door to rear and radiator.

## Kitchen/Diner

17' 5" max x 9' 9" ( 5.31m max x 2.97m )  
Sliding double door to the rear, window to front, high and low level storage with worktops over, sink/drainage with mixer tap, space for cooker/fridge freezer, laminate flooring in kitchen, carpet in diner and radiator. Diner - carpet and shared radiator.

## First Floor

## Landing

Storage cupboard and airing cupboard.

## Bedroom One

17' x 8' 8" ( 5.18m x 2.64m )  
Window to rear and radiator.

## Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )  
Window to rear and radiator.

### Bedroom Three

11' 9" x 5' 10" ( 3.58m x 1.78m )

Window to rear and radiator.

### Bedroom Four

11' 9" x 5' 10" ( 3.58m x 1.78m )

Window to rear and radiator.

### Bathroom

Window to front, bath, wash hand basin, WC, tiled walls, radiator and vinyl flooring.

### Outside

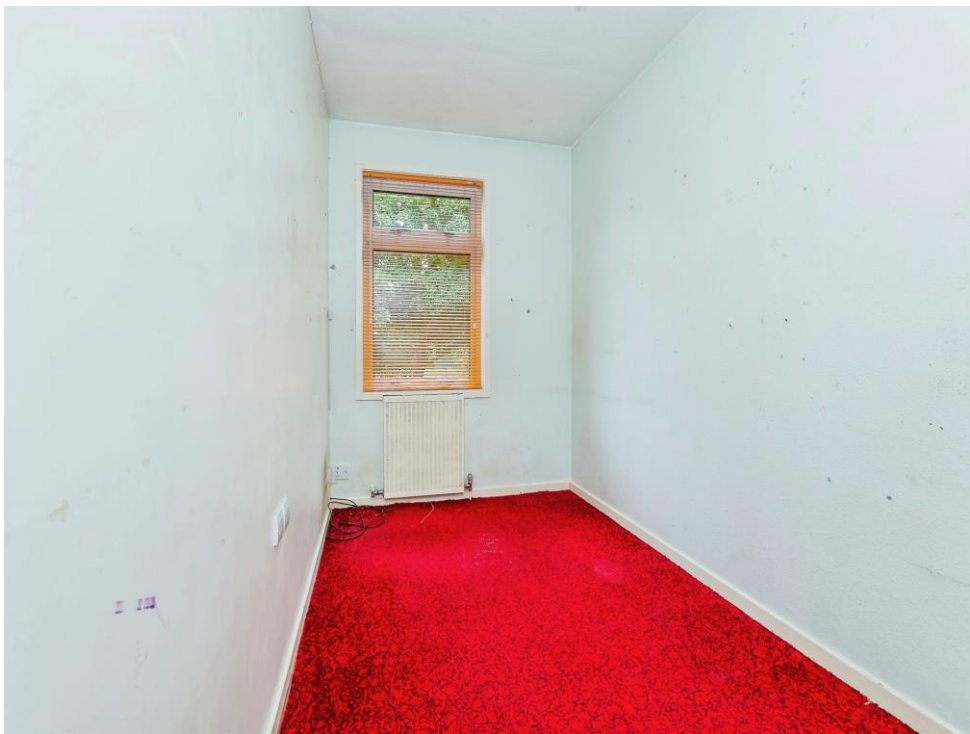
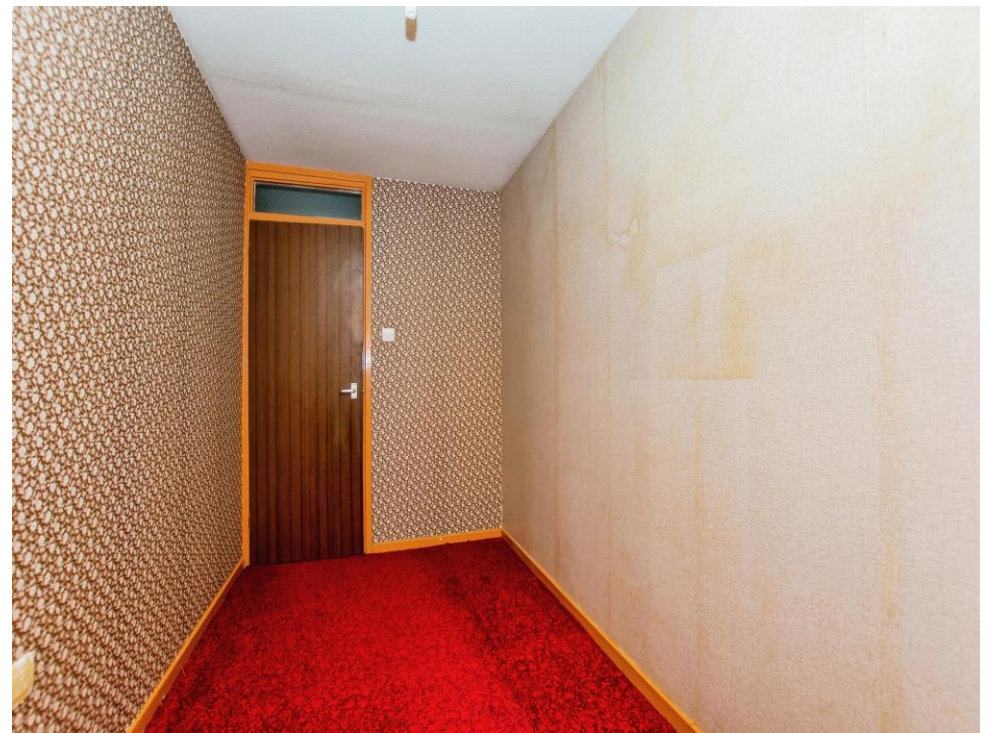
#### Rear Garden

Laid to lawn, patio area, enclosed, mature shrubs/bushes and rear gated access.

### Parking

Communal and garage.









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: PBO311672 - 0004