



Sprignall

Bretton Peterborough PE3 9YQ

for sale
£230,000



Property Description

Located in the popular residential area of Bretton, Peterborough, this well-maintained three double bedroom mid-terraced house offers generous living space and a practical layout ideal for families or first-time buyers. The property features a welcoming entrance hall with a convenient downstairs WC, leading to a spacious living area and a modern kitchen that overlooks the private rear garden.

The first floor offers three double bedrooms, including a master bedroom with en-suite, providing added comfort and privacy. The remaining bedrooms are also well-sized and served by a family bathroom. Outside, the property benefits from a low-maintenance rear garden with a patio area, perfect for entertaining or relaxing, as well as gated rear access-ideal for storage or secure entry.

Well-positioned near local amenities, schools, and transport links, this home offers a perfect balance of space, functionality, and location, making it an excellent choice for a growing family or investor.

Entrance Hall

Laminate flooring, radiator and stairs to first floor.

Cloakroom

WC, wash hand basin, tiled flooring and walls, window to the front.

Lounge

11' 5" x 17' 9" (3.48m x 5.41m)
Patio door to rear, laminate flooring and tall radiator.

Kitchen

11' 5" x 17' 5" (3.48m x 5.31m)
Window to the front, tiled walls, tiled flooring, space for washing machine/dishwasher and fridge/freezer, double oven with gas hob and hood. High and low level storage with worktops over, 1 and 1/2 sink/drainers with mixer tap and spotlights.

First Floor Landing

Storage cupboard and laminate flooring.

Bedroom One (double)

14' x 8' 8" (4.27m x 2.64m)
Window to front, fitted wardrobes, radiator and laminate flooring.

En-Suite

Shower cubicle, WC, wash hand basin, tiled walls, laminate flooring and extractor fan.

Bedroom Two (double)

12' 3" x 8' 10" (3.73m x 2.69m)

Window to rear, laminate flooring and radiator.

Bedroom Three (double)

15' 2" x 11' 6" (4.62m x 3.51m)

Window to rear, radiator and laminate flooring.

Bathroom

Bath with shower over, WC, wash hand basin, tiled flooring and walls, window to front and storage cupboard.

Outside

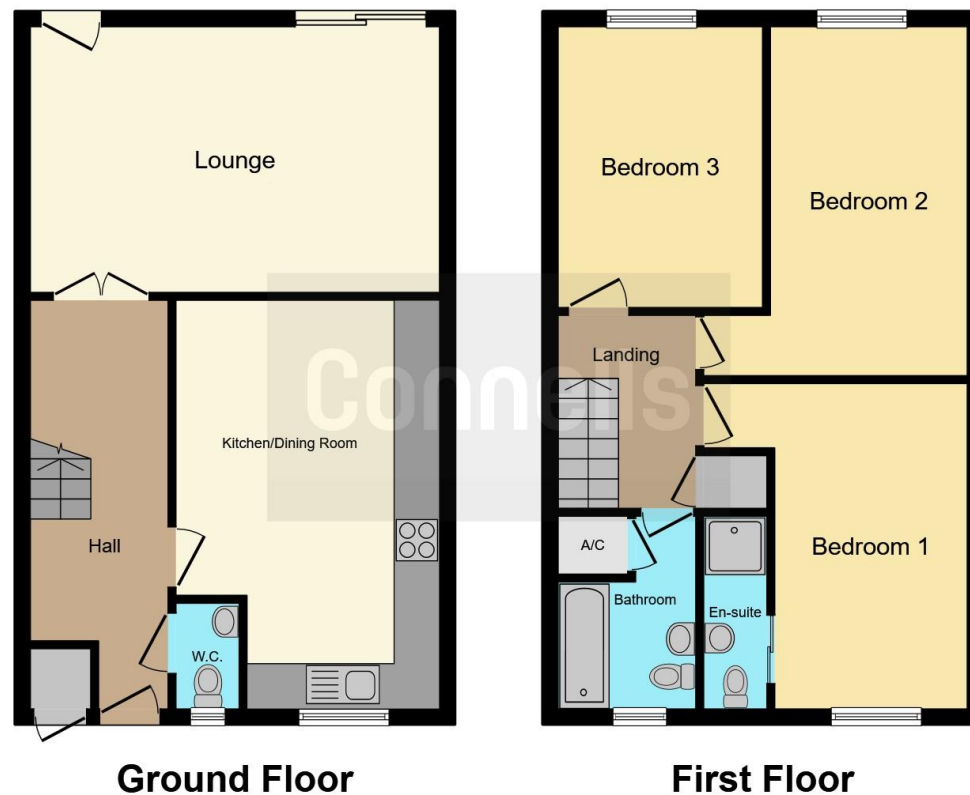
Rear Garden

Patio area, grass, shed and gated access.









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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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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