



Connells

Artindale
Bretton Peterborough

Artindale Bretton Peterborough PE3 9YL

for sale offers in excess of
£220,000



Property Description

This three-bedroom, mid-terraced home offers a thoughtfully arranged layout across two floors, ideal for family living. Situated close to local amenities and the hospital, the property combines comfort, convenience, and functionality.

The ground floor welcomes you with a covered porch leading into a central hallway, which provides access to a cloakroom/W.C., a spacious lounge, and a well-equipped kitchen/dining room—perfect for family meals and entertaining. The kitchen opens directly to the rear garden, enhancing indoor-outdoor living.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a generous main bedroom, two additional bedrooms ideal for children or home office use, and a family bathroom. A central landing connects all rooms and includes two A/C unit space for added comfort.

This home is ideal for first-time buyers, growing families, or investors looking for a property in a well-connected and desirable location.

A well-designed three-bedroom mid-terraced home featuring a spacious lounge, open-plan kitchen/dining area, and a convenient ground floor cloakroom. Ideally located near local amenities and the hospital, this property offers practical living across two floors—perfect for families or professionals.

Entrance Porch

Door to front, windows to front and side.

Entrance Hall

Stairs to first floor and storage cupboard.

Cloakroom

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

Lounge

16' 7" x 11' 4" (5.05m x 3.45m)

Two windows to the rear, laminate flooring and radiator.

Kitchen/Diner

17' 7" x 9' 5" (5.36m x 2.87m)

Windows to front and rear, door to rear, high and low level storage with worktops over, space for fridge/freezer, sink/drainers and cooker.

First Floor Landing

Airing cupboard.

Bedroom One

11' 5" x 9' 8" (3.48m x 2.95m)

Window to rear and laminate flooring.

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

Window to rear and laminate flooring.

Bedroom Three

11' 4" x 6' 6" (3.45m x 1.98m)

Window to rear and laminate flooring.

Bathroom

Window to front, tiled flooring and walls, bath with shower over, wash hand basin and WC.

Outside

Rear Garden

Enclosed, laid to lawn and patio area.

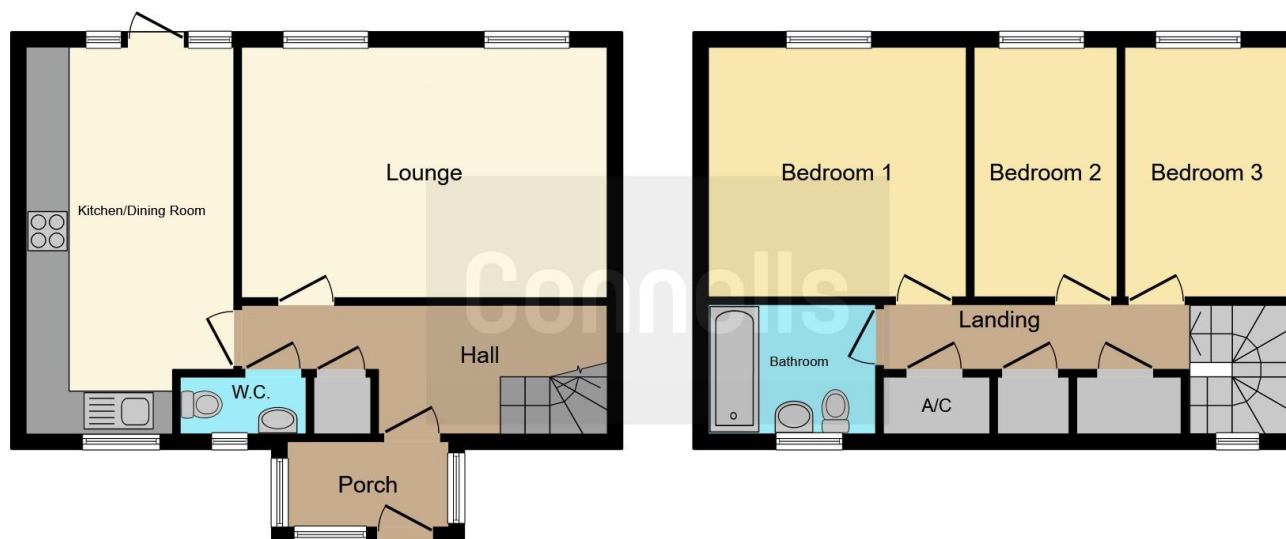
Front Garden

Path to entrance door, lawn area.









Ground Floor

First Floor

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: D Council Tax
 Band: A

Tenure: Freehold

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