



ENTRANCE HALL  
CLOAKROOM  
DINING AREA  
KITCHEN  
LIVING ROOM



FIRST FLOOR LANDING  
BEDROOM 1  
BEDROOM 2  
BEDROOM 3  
BATHROOM



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PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**108 Manton**  
Bretton, Peterborough, PE3 9YU  
£215,000



**108 Manton  
Bretton, Peterborough  
PE3 9YU**

This immaculate terrace house is in good condition throughout with a stylish finish, spacious living space and good bedroom sizes, this is a must view for anyone looking for their next family home!

- IMMACULATE CONDITION THROUGHOUT
- THREE DOUBLE BEDROOMS
- STYLISH KITCHEN DINER
- GAS CENTRAL HEATING
- RECENTLY LANDSCAPED REAR GARDEN
- CLOSE TO PETERBOROUGH HOSPITAL AND A47
- LIVING ROOM WITH PATIO DOORS FLOWING TO THE GARDEN AREA
- DOWNSTAIRS TWO PIECE CLOAKROOM
- IDEAL FOR FIRST TIME BUYERS
- DON'T MISS OUT - CALL OUR OFFICE TO VIEW

Viewings: By appointment  
£215,000

**ENTRANCE HALL**

UPVC double glazed door to side, laminate flooring, stairs to first floor, radiator.

**CLOAKROOM**

Obscure uPVC double glazed window to front, fitted two piece suite with low level WC and wash hand basin.

**KITCHEN DINER**

15'10" x 6'7"  
UPVC double glazed window to front. Modern kitchen with fitted worktops, built in electric oven, fitted electric hob, extractor fan fitted above, sink drainer, tiled flooring, space for fridge freezer, space for dining furniture, storage cupboard.

**LIVING ROOM**

10'4" x 17'7"  
DOuble glazed patio door and door to rear, laminate flooring, radiator x2.

**FIRST FLOOR LANDING**

Store cupboard, access to all rooms, loft access.

**BEDROOM 1**

14'4" x 8'9"  
UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 2**

11'8" x 11'5"  
UPVC double glazed window to front, fitted laminate, radiator.

**BEDROOM 3**

9'1" x 9'6"  
UPVC double glazed window to front, fitted laminate, radiator.



**BATHROOM**

Obscure uPVC double glazed window to front. Three piece suite with bath, low level WC, wash hand basin and radiator.

**OUTSIDE**

Enclosed garden with lawn and patio space.

**TENURE**

Freehold.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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