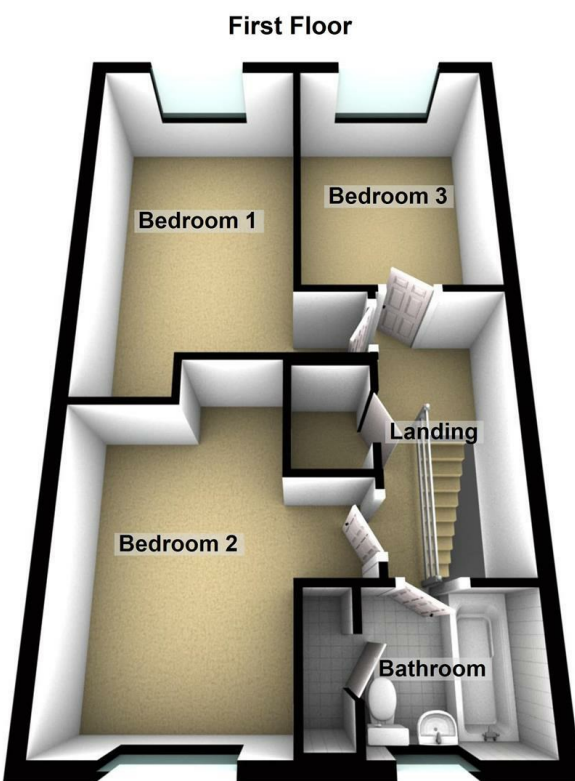


ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

36 Ellindon
Bretton, Peterborough, PE3 8RG
£160,000



36 Ellindon

Bretton, Peterborough

PE3 8RG

This home is in need of renovation, providing the perfect opportunity for a buyer looking to put their stamp on a property or an investor seeking to add value to their portfolio. With a competitive purchase price, this property presents excellent potential for those with a vision.

- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- KITCHEN DINER
- PRIVATE GARDEN
- GAS CENTRAL HEATING
- IN NEED OF RENOVATION
- 0.9 MILES TO BROTHERHOODS RETAIL PARK
- 1.8 MILES TO PETERBOROUGH CITY HOSPITAL

Viewings: By appointment

£160,000

PROPERTY DESCRIPTION

This freehold terraced house presents an exciting opportunity for anyone looking for a renovation project that they can truly call home. Located in a well-established area, this property offers generous space throughout and the chance to create a modern, bespoke living space.

Upon entering, you are welcomed by a spacious hallway with excellent storage options and stairs leading to the first floor. The downstairs cloakroom, with a two-piece suite, provides added convenience for guests.

The kitchen is an impressive 17ft in length and offers plenty of space for dining furniture, making it an ideal setting for family meals or entertaining. To the rear of the house, the living room features a large window overlooking the private garden, allowing natural light to fill the space, and a door leading directly to the garden, perfect for enjoying the warmer months.

The garden is enclosed by timber fencing, offering privacy, and includes a rear gate for additional access. It is laid with a mix of patio and a small lawn area, providing a manageable outdoor space. There is communal parking areas to the front and rear of the property.

Heading upstairs, you'll find three well-proportioned bedrooms, making this an ideal home for larger families. A three-piece family bathroom is also located on this floor, and the landing offers additional storage options.

Situated within walking distance of local shops, amenities, and bus routes, the property is conveniently located just 1.8 miles from Peterborough City Hospital, 0.9 miles from Brotherhoods Retail Park, and offers easy access to the A47 for quick travel links.

The property benefits from gas central heating throughout and holds an EPC rating of C, with a Council Tax Band A.

ENTRANCE HALL

17" x 9'1" (into store cupboard space)

CLOAKROOM



KITCHEN DINER

17" x 8'3"

LIVING ROOM

11'5" x 17'4"

FIRST FLOOR LANDING

BEDROOM 1

14" x 8'3"

BEDROOM 2

12'4" x 8'3"

BEDROOM 3

11'3" x 8'3"

BATHROOM

5'4" 6'3"

TENURE

Freehold.

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.

SERVICES

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

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	<div>69</div>	<div>89</div>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 