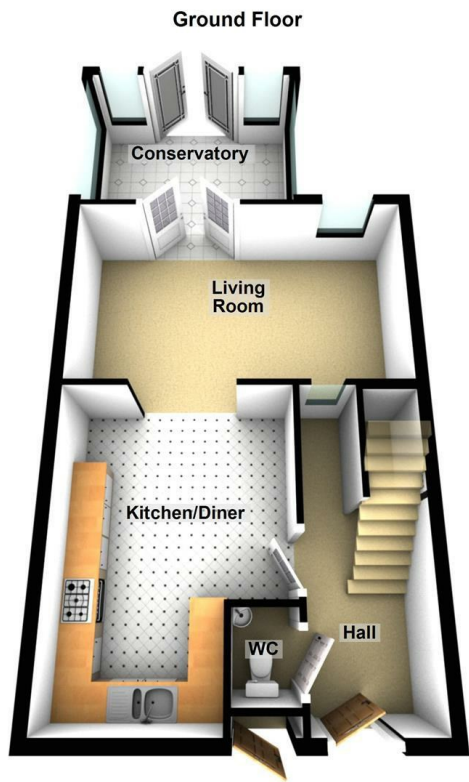
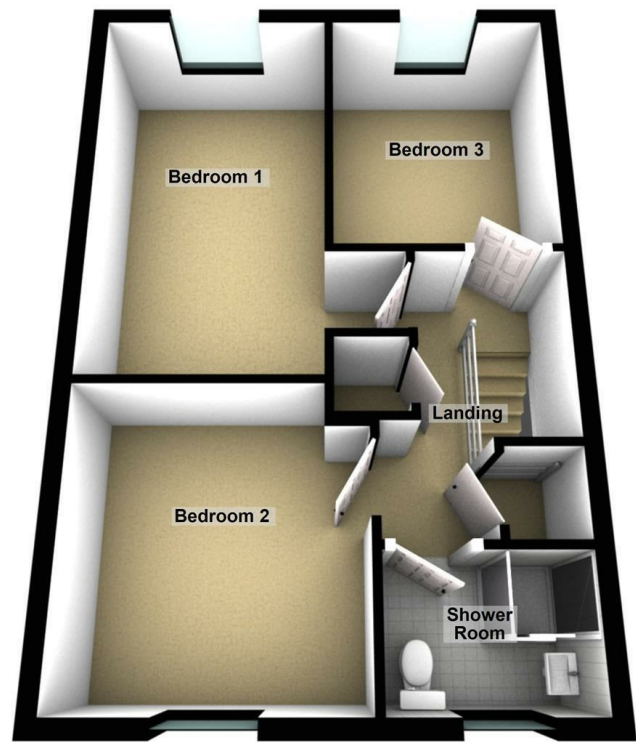




Ground Floor



First Floor

ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



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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.

Stumpacre
Bretton, Peterborough, PE3 8HS
Offers In Excess Of £210,000



Stumpacre Bretton, Peterborough PE3 8HS

A spacious and well-presented three-bedroom home, ideally located close to amenities and transport links, offering modern living with a private, non-overlooked garden — perfect for families or investors alike.

- IDEAL FOR FIRST TIME BUYERS
- CONSERVATORY OVERLOOKING THE GARDEN
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- EASY ACCESS TO PETERBOROUGH HOSPITAL AND A47
- CLOSE TO LOCAL BUS ROUTES AND AMENITIES
- CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment

Offers In Excess Of £210,000

- ENTRANCE HALL

15'3" x 5'4"

Composite door to front, fitted carpet, radiator, stairs to first floor, store space under stairs, door to kitchen.

CLOAKROOM

5'5" x 2'4"

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

KITCHEN DINER

15'4" x 11" max

UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, space for appliances, wall mounted gas central heating boiler, tiled flooring, space for dining furniture, open archway to living room, radiator.

LIVING ROOM

10" X 17'2"

UPVC double glazed window to rear, French doors to rear leading to the conservatory, fireplace, tiled flooring, radiator.

CONSERVATORY

8'10" x 11'8"

Brick base built, uPVC construction, polycarbonate roof, French doors to rear garden.

FIRST FLOOR LANDING

10'5" x 5'4"

Fitted carpet, airing cupboard, store cupboard, access to:

BEDROOM 1

14'1" x 8"

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2

11'4" x 10'3"

UPVC double glazed window to front, fitted carpet, radiator.



- BEDROOM 3

9'11" x 8'4"

UPVC double glazed window to rear, fitted laminate, radiator.

BATHROOM

5" x 6"

Obscure uPVC double glazed window to front, three piece suite with shower cubicle, WC and wash hand basin.

OUTSIDE

Externally, the property features a new composite front door and modern composite cladding. There is communal parking surrounding the property, and to the rear you'll find an enclosed, private garden which is not overlooked. The garden is laid mainly to lawn with decking, patio slabs, a timber shed, benches, and a variety of mature shrubs and flower beds – perfect for relaxing or entertaining outdoors.

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		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC