



**FITZJOHN**  
SALES & LETTINGS

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## 60 Langley Bretton Peterborough PE3 8QB

Guide price £180,000



\*\*Guide Price £180,000 - £185,000\*\*

Offered to the market in excellent condition, this two bedroom end of terrace home is ideally situated in the popular area of Bretton, close to Peterborough City Hospital and a range of local amenities, schools, and transport links including the A47.





The ground floor comprises an entrance porch and hallway, a bright and spacious lounge, and a modern kitchen/diner that was refitted in 2023.

Upstairs, the property offers two well-proportioned bedrooms and a contemporary family bathroom. The home benefits from uPVC double glazing throughout and is heated via a gas combination boiler. The EPC rating is D, and the property falls under Council Tax Band A, keeping energy and household costs manageable.

To the rear, the south-west facing garden is fully enclosed, mainly laid to lawn, and features a decked area ideal for outdoor seating or entertaining. A single garage and private driveway are located at the rear, offering convenient off-road parking.

In our valuer’s opinion, this would make a superb first home or an ideal buy-to-let investment, with an estimated rental potential of £995 PCM, thanks to its condition and desirable location close to the hospital.

Viewings are highly recommended to appreciate everything this well-kept property has to offer.

Porch - 3’0 x 4’8

Carpeted flooring, frosted uPVC double glazed front door, frosted uPVC double glazed window to the side. Cupboard containing Gas and Electric metre.

Entrance Hall - 16’3 x 2’11

Carpeted flooring, radiator, stairs to first floor landing, wooden internal door leading to ground floor accommodation, smoke alarm.

Lounge - 13’11 x 13’10

Carpeted flooring, radiator, uPVC double glazed window facing the front, wooden double doors leading to Kitchen.

Kitchen (2023) - 8’6 x 13’11

Radiator, two uPVC double glazed windows facing the rear, uPVC double glazed door leading to garden. Fitted wall and base units, one and a half bowl sink with drainer and mixer tap, integrated electric oven with four ring zanussi induction hob and zanucci extractor over. Space for washing machine and fridge/freezer. Tiled splash backs.

Landing -

Carpeted flooring, airing cupboard, loft access, wooden doors to all first floor accommodation, smoke alarm.

Bedroom One - 10’9 x 10’7

Carpeted flooring, radiator, uPVC double glazed window facing the front, built in double wardrobe.

Bedroom Two - 11’8 x 7’8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Family Bathroom - 6’6 x 5’11

Tiled flooring, radiator, frosted uPVC double glazed window facing the rear. Standard WC, pedestal mounted wash hand basin with vanity unit, panelled bath with shower over, tiled walls.

Single Garage & Driveway To Rear

Garden -

South West facing rear garden which is Enclosed by timber lap fencing, mainly laid to lawn with decked area, paved walkway leading to garage and driveway to rear, wooden shed.

## Area Map



## Floor Plans



## Energy Efficiency Graph

