



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

