



117 Tarrington, Bretton
£200,000

 **NEWTON FALLOWELL**

117 Tirrington

Bretton, Peterborough

This WELL PRESENTED TERRACED FAMILY HOME offers THREE BEDROOMS, a spacious kitchen diner, a comfortable lounge, a family bathroom and an IMMACULATE REAR GARDEN and is situated nearby schools, amenities, transport links and the hospital. Upon entering the property, you are welcomed into a bright entrance hall which grants access to the kitchen diner which offers ample workspace, a range of fitted units space and plumbing for appliances in addition to ideal dining space, and to the rear you will find the lounge offering generous living space and patio doors leading onto the garden. Upstairs, the property features three bedrooms, all of which benefit from the family bathroom offering a two-piece white suite and separate WC. Outside the property benefits from a well presented rear garden comprising of both lawn and patio seating space, whilst to the front you will find the front garden consisting of lawn and patio walk way leading to the communal parking area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

Lounge

17' 4" x 9' 7" (5.28m x 2.93m)

Kitchen / diner

13' 0" x 11' 2" (3.95m x 3.40m)

Landing

Bedroom 1

14' 1" x 8' 5" (4.30m x 2.57m)

Bedroom 2

8' 6" x 8' 1" (2.60m x 2.46m)

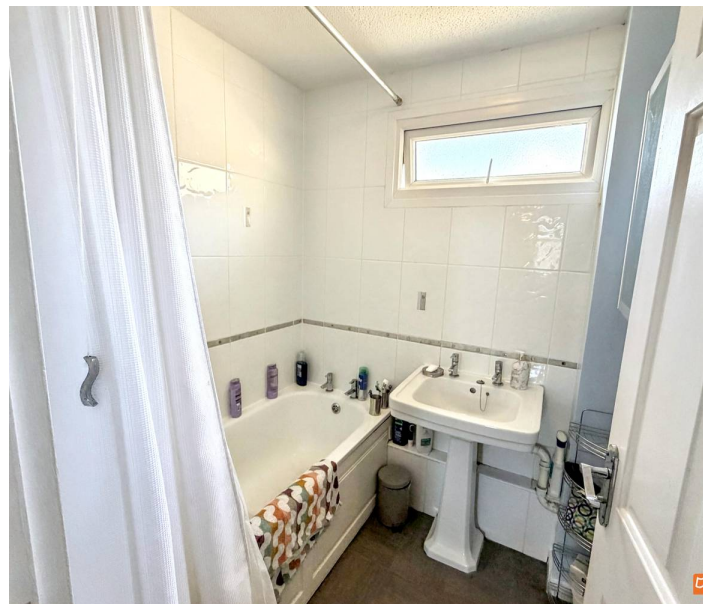
Bedroom 3

8' 8" x 6' 5" (2.63m x 1.95m)

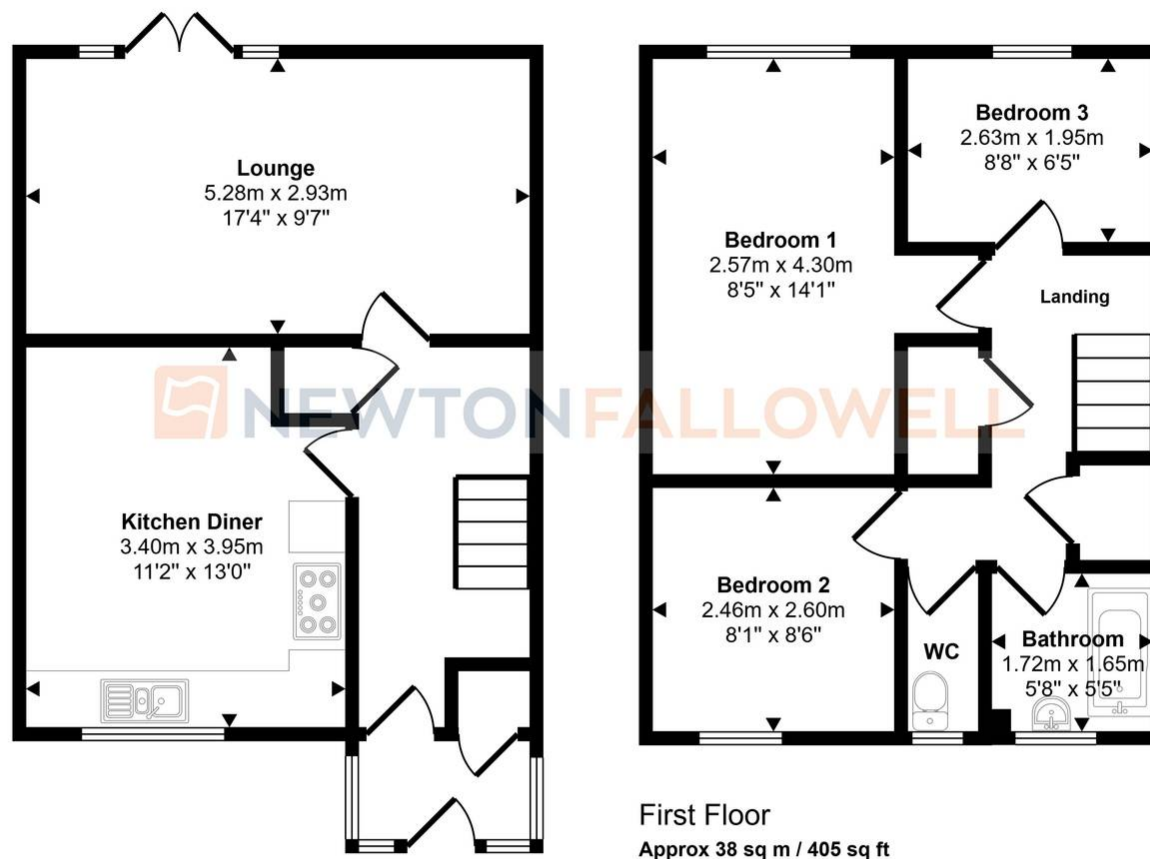
Bathroom

5' 8" x 5' 5" (1.72m x 1.65m)

Wc



Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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