

84 Tollgate, Bretton, Peterborough

Starting Bid £117,000

NEWTON FALLOWELL

84 Tollgate

Bretton, Peterborough

This WELL-PRESENTED TWO BEDROOM END OF TERRACE HOUSE offers a comfortable and practical living environment, ideal for first-time buyers, small families, investors, or those looking to downsize. Upon entering, you are welcomed into a spacious lounge, which provides a bright and versatile area for relaxation and entertaining, with a window to the front aspect allowing for ample natural light. The lounge leads through to a kitchen diner, fitted with a range of wall and base units, integrated appliances (including oven and hob), and generous space for a dining table, making it perfect for family meals or hosting guests. Upstairs, the property features two well-proportioned bedrooms, both offering built-in storage solutions and pleasant outlooks, ensuring restful and clutter-free spaces. The family bathroom is situated on the first floor and comprises a contemporary suite with a bath and shower over, wash basin, and WC, finished with neutral tiling. Additional storage is available via a landing cupboard, ideal for linens or household essentials. The property benefits from double glazing and gas central heating throughout, contributing to its EPC Rating C, which supports energy efficiency and lower running costs. Practical features include a private garage (providing secure storage or parking), as well as communal parking spaces for residents and visitors (subject to availability). Offered with NO ONWARD CHAIN, this home presents a straightforward purchase opportunity. Ideally located close to local amenities, reputable schools, and transport links, the property ensures convenience for day-to-day living and easy commuting. Internal viewing is highly recommended to appreciate the quality, layout, and potential of this attractive end of terrace house.

Council Tax band: B
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



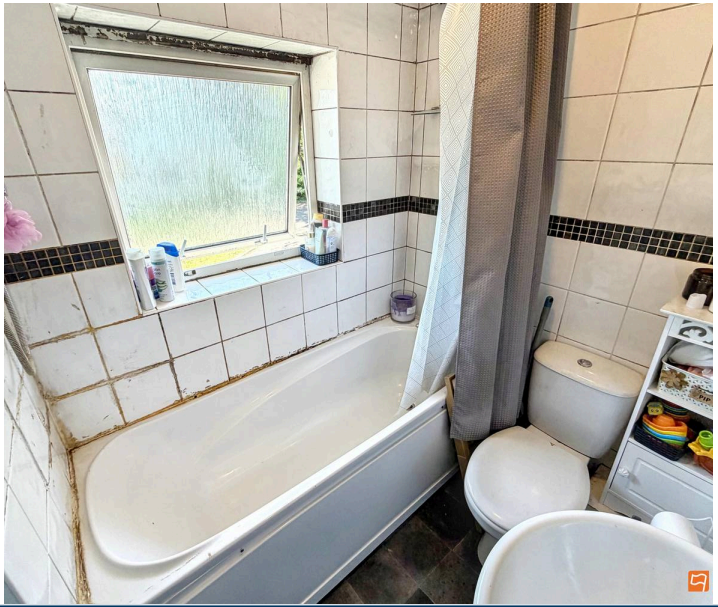












Entrance Porch

Lounge
13' 10" x 11' 11" (4.22m x 3.64m)

Kitchen Diner
13' 10" x 8' 9" (4.22m x 2.66m)

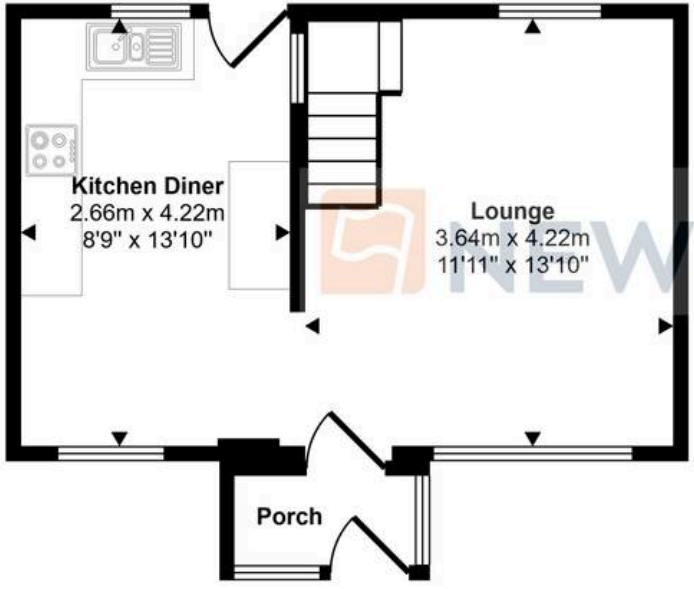
Bedroom 1
13' 9" x 8' 8" (4.20m x 2.64m)

Bedroom 2
8' 11" x 6' 0" (2.72m x 1.83m)

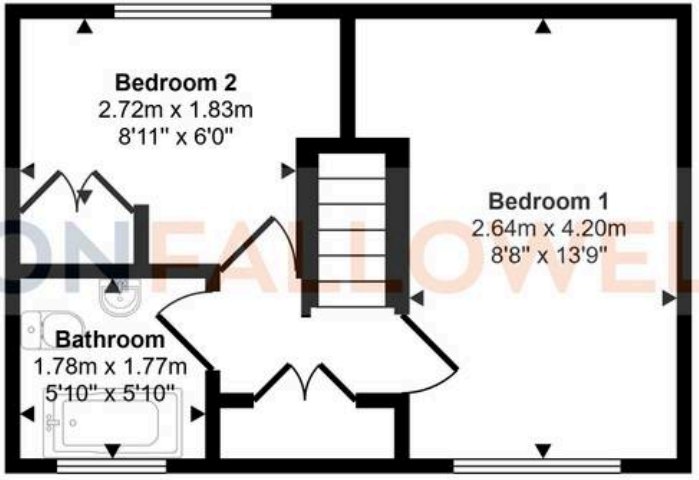
Bathroom
5' 10" x 5' 10" (1.78m x 1.77m)

Garage
17' 0" x 8' 2" (5.17m x 2.49m)

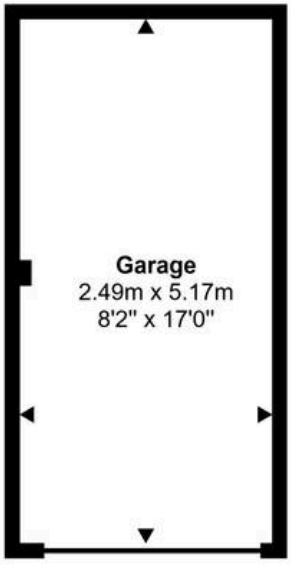
Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 28 sq m / 296 sq ft



Garage
Approx 13 sq m / 139 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
Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB
01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough