



88 Essendyke, Bretton PE3 8JB  
£175,000

## Floor Plan



## Accommodation

\*\* Ideally positioned within walking distance of the Bretton Centre is this end terraced family home. Set in a cul-de-sac location within a popular residential area the property offers good amount of living space with parking and enjoying, front & rear gardens. The property benefits further from easy reach of local amenities, Peterborough City Hospital with good transport links nearby.

This property comprises ground floor; entrance hall, lounge, sun room, kitchen/diner and a downstairs cloakroom.

First Floor landing offers, three double bedrooms and a three piece family bathroom.

Outside - A good size rear garden, laid to grass and communal off-road parking.

Tenure: Freehold  
Council Tax Band: A

Entrance Hall:

Downstairs Cloakroom:

Lounge: 12'5" x 14'4" (3.79m x 4.37m)

Sun Room: 8'2" x 9'6" (2.50m x 2.92m)

Kitchen/Diner: 16'7" x 11'4" max (5.08m x 3.46m max)

First Floor & Landing:

Bedroom 1: 15'4" x 8'5" plus door recess (4.69m x 2.57m plus door recess)

Bedroom 2: 13'8" x 10'7" plus door recess (4.19m x 3.25m plus door recess)

Bedroom 3: 12'5" x 8'9" (3.79m x 2.68m)

Family Bathroom:



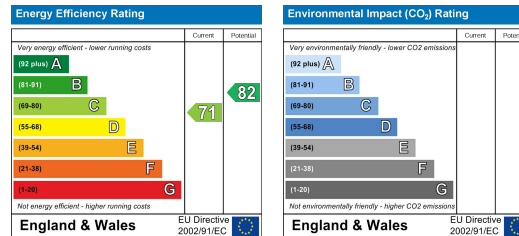
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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