

49 Oxclose, Bretton

In Excess of £230,000

NEWTON FALLOWELL

49 Oxclose

Bretton, Peterborough

This end of terraced home offers FOUR BEDROOMS, TWO RECEPTION ROOMS, a SOUTHERLY-FACING REAR GARDEN as well as a GARAGE and allocated parking in front of the home, making an ideal first-time home or investment opportunity. The accommodation comprises of an entrance hall which grants access to the useful downstairs WC, store room, spacious dining room which offers ample seating space and leads through to the kitchen which boasts a built-in oven and hob, occupying the rear of the home is the lounge which benefits from an overlook of the garden, whilst upstairs the landing separates the four bedrooms all of which benefit from the family bathroom comprising of a three-piece white suite with a shower over the bath. Outside the property hosts a southerly-facing rear garden with patio seating space, lawn and garage access, whilst to the front of the home you will find allocated parking and additional garage access.

Council Tax band: B

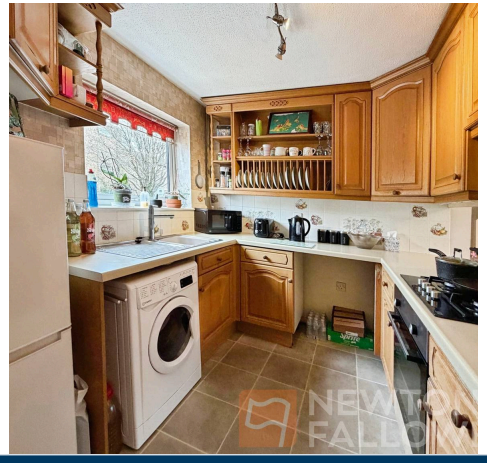
Tenure: Freehold

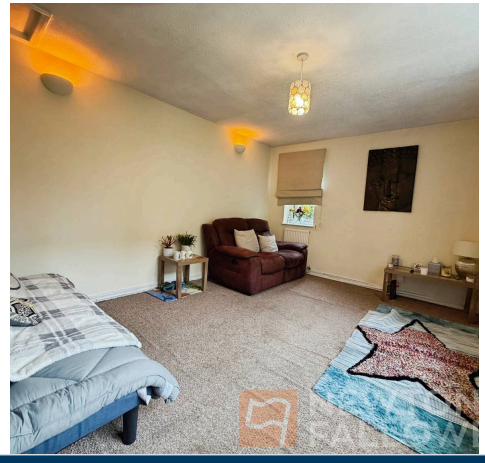
EPC Energy Efficiency Rating: C

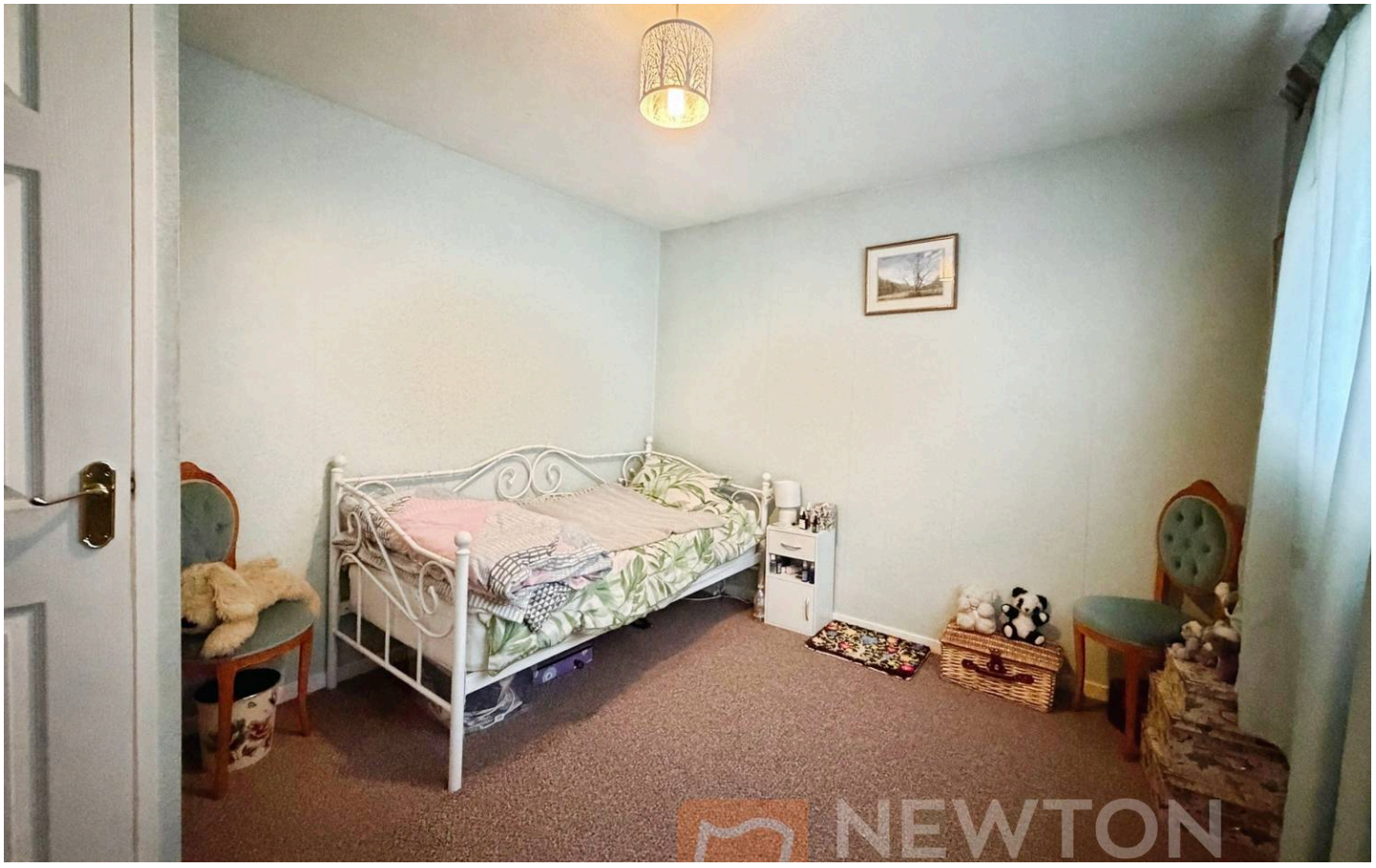
EPC Environmental Impact Rating: C



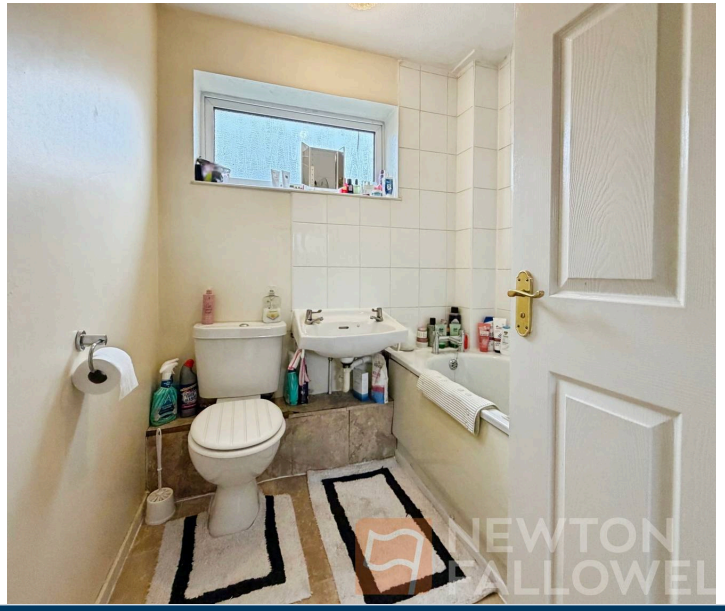












Entrance Hall

Wc

Lounge
14' 9" x 10' 8" (4.49m x 3.24m)

Dining Room
20' 9" x 9' 3" (6.32m x 2.81m)

Kitchen
8' 4" x 7' 9" (2.55m x 2.37m)

Landing

Bedroom 1
14' 8" x 7' 7" (4.46m x 2.32m)

Bedroom 2
11' 7" x 9' 7" (3.54m x 2.93m)

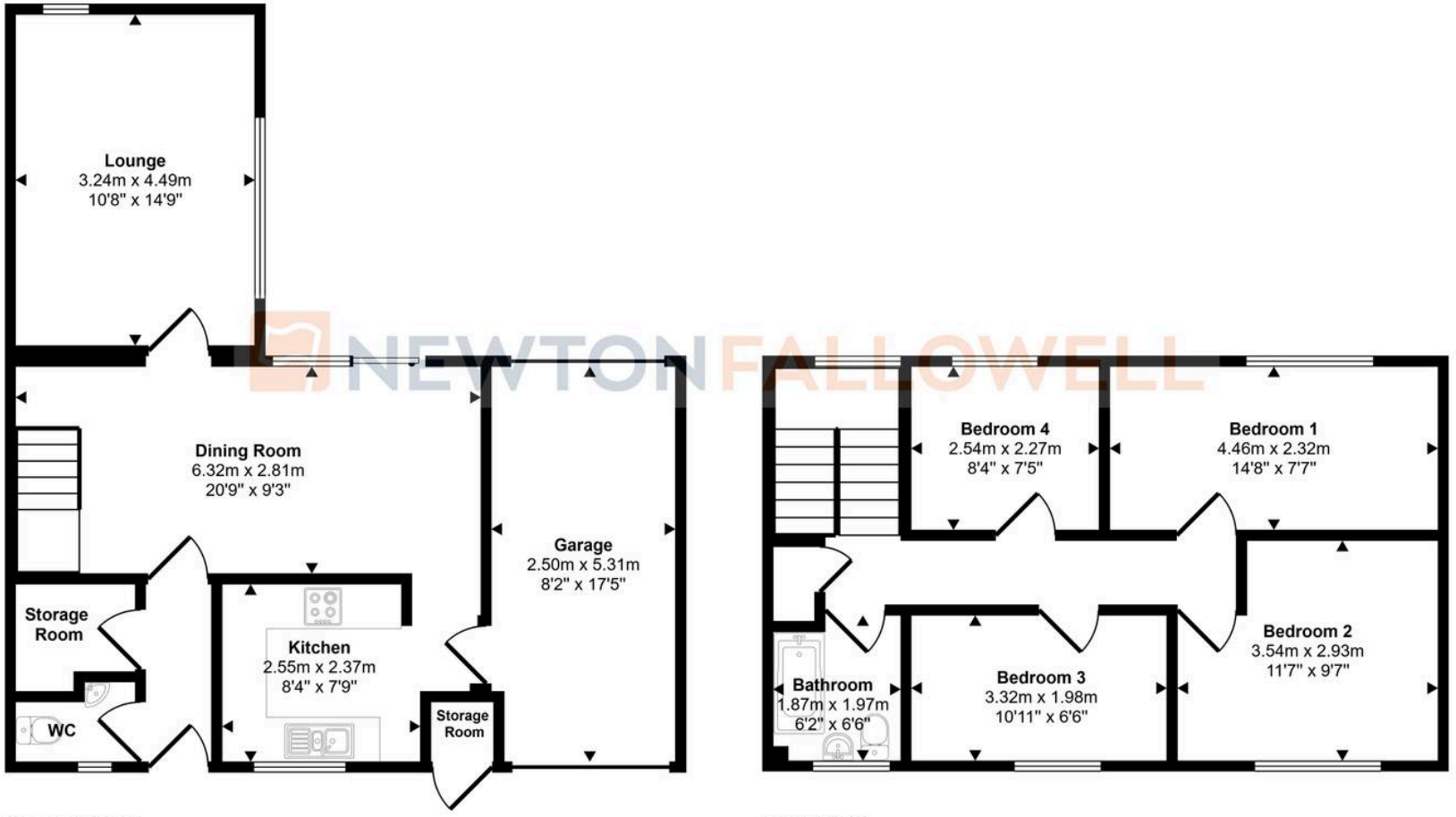
Bedroom 3
10' 11" x 6' 6" (3.32m x 1.98m)

Bedroom 4
8' 4" x 7' 5" (2.54m x 2.27m)

Bathroom
6' 6" x 6' 2" (1.97m x 1.87m)

Garage
17' 5" x 8' 2" (5.31m x 2.50m)

Approx Gross Internal Area
111 sq m / 1194 sq ft



Ground Floor
Approx 62 sq m / 672 sq ft

First Floor
Approx 49 sq m / 522 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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