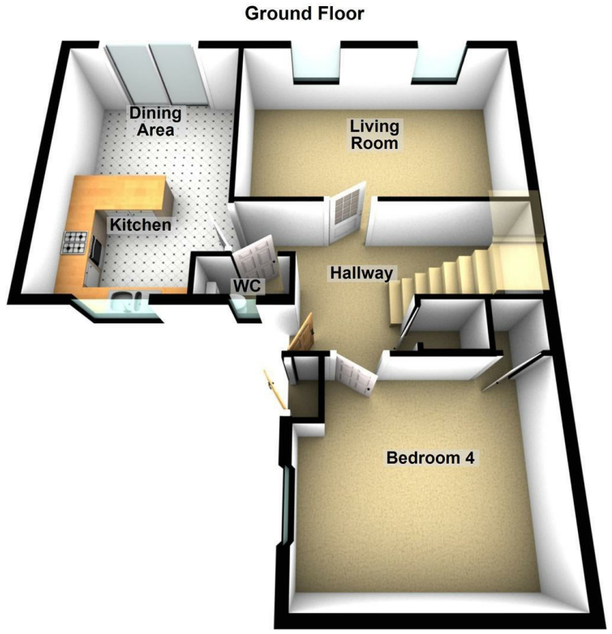
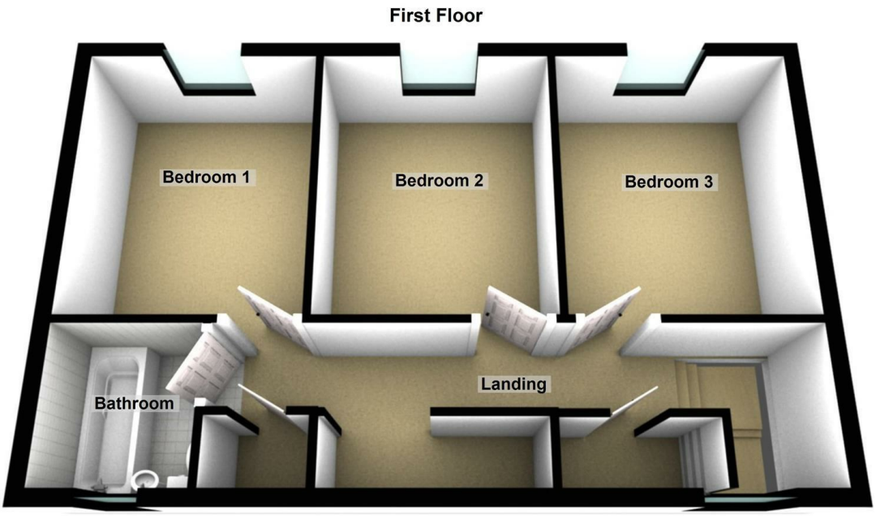




ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

BEDROOM 4

LANDING

BEDROOM 1

BEDROOM 2

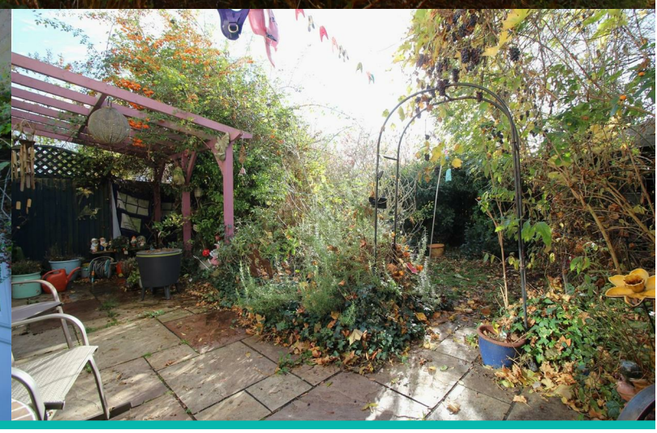
BEDROOM 3

BATHROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

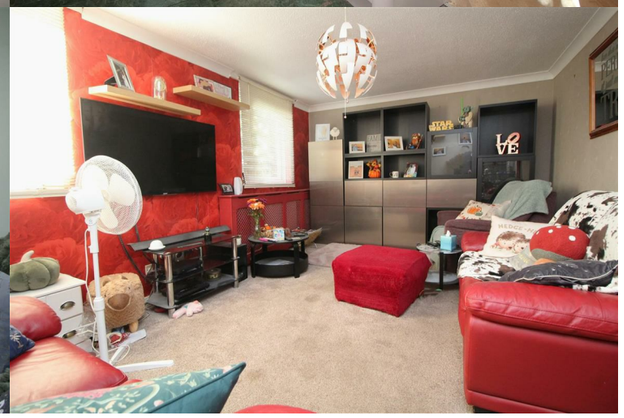
01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.



Middleton

Bretton, Peterborough, PE3 9XH
£220,000



Middleton
Bretton, Peterborough
PE3 9XH

A spacious family home in a convenient location close to local amenities, bus routes, travel links including the A47, Peterborough Hospital and Bretton Shopping Centre. Boasting a modern kitchen and four double bedrooms - viewings are highly recommended.

- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN WITH FITTED APPLAINCES
- ENCLOSED REAR GARDEN - NOT OVERLOOKED
- EASY ACCESS TO PETERBOROUGH HOSPITAL AND A47
- DOWNSTAIRS CLOAKROOM
- SPACIOUS FAMILY HOME
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£220,000

ENTRANCE HALL
UPVC double glazed window to side, fitted carpet, storage cupboard space, radiator, stairs to first floor, access to:

CLOAKROOM
Obscure uPVC double glazed window to front, two piece suite with WC and wash hand basin.

KITCHEN DINER
17'8" x 11'3"
UPVC double glazed window to front, uPVC double glazed patio door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, built in appliances, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob and extractor above. Space for dining furniture, radiator.

LIVING ROOM
11'3" x 17'6"
x2 uPVC double glazed windows to rear, fitted carpet, radiator.

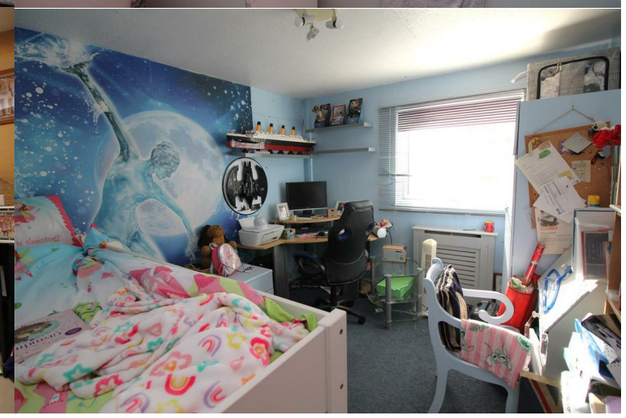
BEDROOM 4
12'4" x 13'5"
UPVC double glazed window to side, fitted carpet, radiator, built in storage cupboard.

LANDING
UPVC double glazed window to front, fitted carpet, storage cupboard, airing cupboard, second storage cupboard, access to:

BEDROOM 1
11"2" x 9'7"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
11'2" x 9'6"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3
11'2" x 9'6"
UPVC double glazed window to rear, fitted carpet, radiator.



BATHROOM
5'11" x 5'9"
Obscure uPVC double glazed window to front, fitted three piece suite with WC, bowl wash hand basin, bath with shower fitted over, radiator.

OUTSIDE
The front of the property is enclosed with an access from the front leading to the front door and outside meter/store space. The front is easy maintenance, with shrub and flower beds.
The rear garden is enclosed by fencing, with a variety of mature shrubs and trees, patio space and lawn area. Rear access via a single gate.

TENURE
Freehold.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents. Further benefits include gas central heating, leased solar panels and uPVC double glazing throughout - all contributing to an EPC rating of B.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.