



Room 2 144 Stumpacre

Bretton PE3 8HU

£745



## Room 2 144 Stumpacre

Bretton PE3 8HU

Property that is in need of refurbishment/modernisation on Stumpacre, North Bretton.

This property comprises of:

Ground Floor- entrance hall, store room, w/c, bedroom four, kitchen/dining room with door to the garden.

First Floor- landing, lounge and bedroom three.

Second Floor- landing, bedrooms one and two, shower room, airing cupboard and boiler cupboard.

Outside- front and rear gardens, rear access.

This property is being sold by way of online auction and offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: B





Ground Floor

Kitchen/Dining Room

16'11" max x 12'4" max (5.17m max x 3.76m max)

Store Room

Bedroom Four

12'8" x 8'9" (3.88m x 2.69m)

W/C

First Floor

Landing

Lounge

16'11" x 12'4" (5.16m x 3.76m)

Second Floor

Landing

Bedroom One

13'4" x 10'9" (4.08m x 3.29m)

Bedroom Two

11'9" x 10'9" (3.59m x 3.28m)

Shower Room

Airing Cupboard

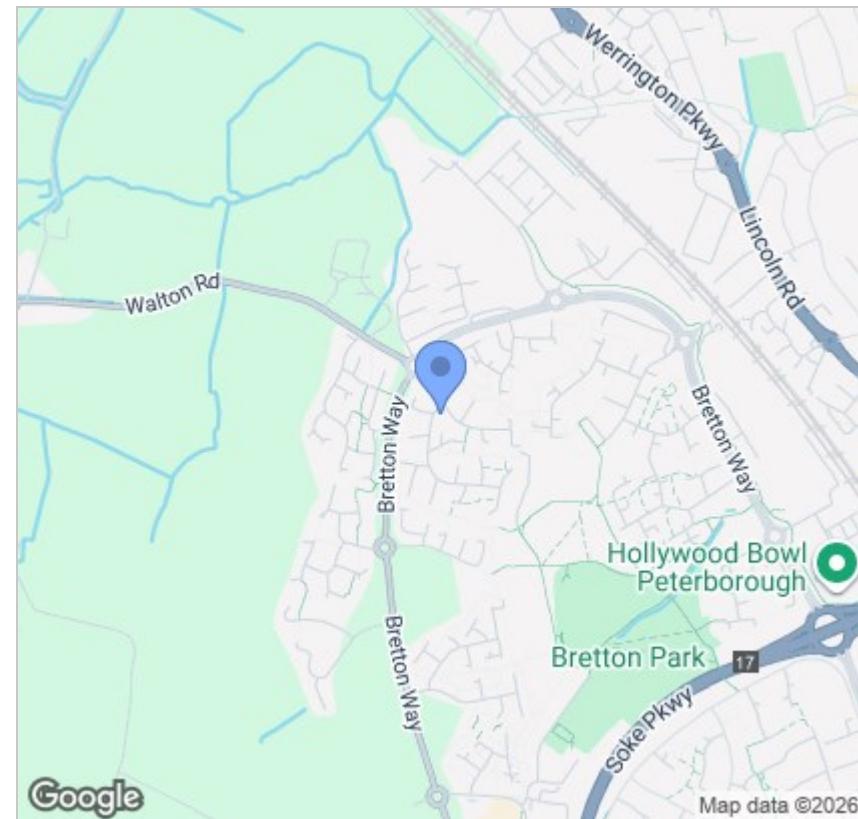
Boiler Cupboard



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.