



55 Stumpacre

Bretton PE3 8HR

£200,000

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In brief is this well presented, three bedroom end terraced home, which is situated in a popular location in Bretton, Peterborough and is ideally located with local amenities and the city hospital nearby, whilst also enjoying excellent road links within easy reach around Peterborough.

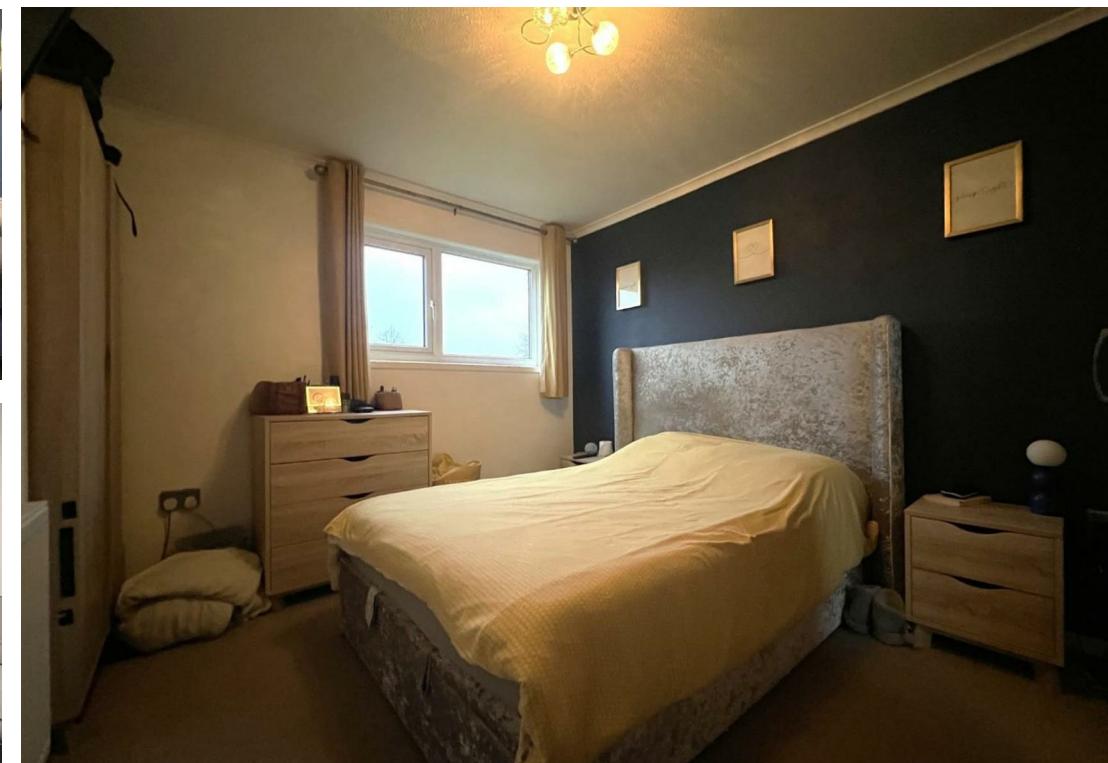
The property itself briefly comprises of a bright and airy entrance hall with stairs leading to the first floor and further door from the hall, providing access into the rear garden. Off the hallway, doors lead to, a downstairs cloakroom comprising of a two piece suite with window to the front aspect, spacious lounge with dual aspect windows. Finishing off the ground floor is a re-fitted kitchen, consisting of a contemporary range of wall and floor level fitted units, with an inset stainless steel single drainer sink unit with mixer tap, with plumbing for washing machine and space for a freestanding oven, PVCu double glazed window to the front & rear aspect.

On the first floor there is access to a large storage cupboard, three good size bedrooms and a three piece, family bathroom.

Outside to the front, enclosed front garden with picket style fencing with lawned frontage, driveway to the rear of the property leads to a single garage with courtesy door leading into the rear garden. An enclosed rear garden, with a paved patio & timber decking areas, artificial grass garden and a wooden garden shed.

Tenure: Freehold

Council Tax Band: A





Entrance Hall:

Downstairs Cloakroom:

Living Room

17'7" x 10'4" (5.37m x 3.16m)

Kitchen/Dining Room:

17'7" x 9'5" (5.37m x 2.89m)

First Floor & Landing:

Bedroom 1:

11'5" x 9'5" plus recess (3.48m x 2.89m plus recess)

Bedroom 2:

17'8" x 7'4" (5.39m x 2.26m)

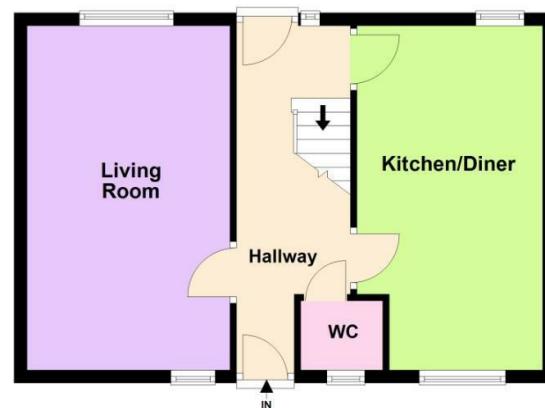
Bedroom 3:

11'4" x 5'6" plus recess (3.47m x 1.68m plus recess)

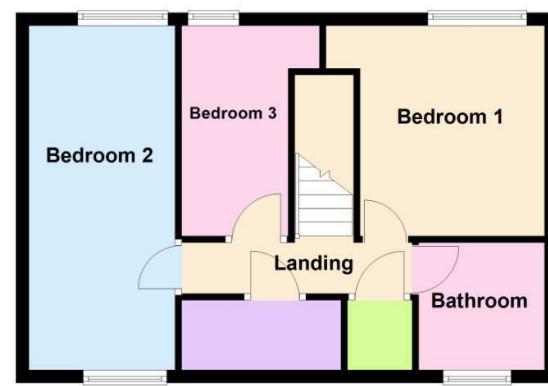
Family Bathroom:



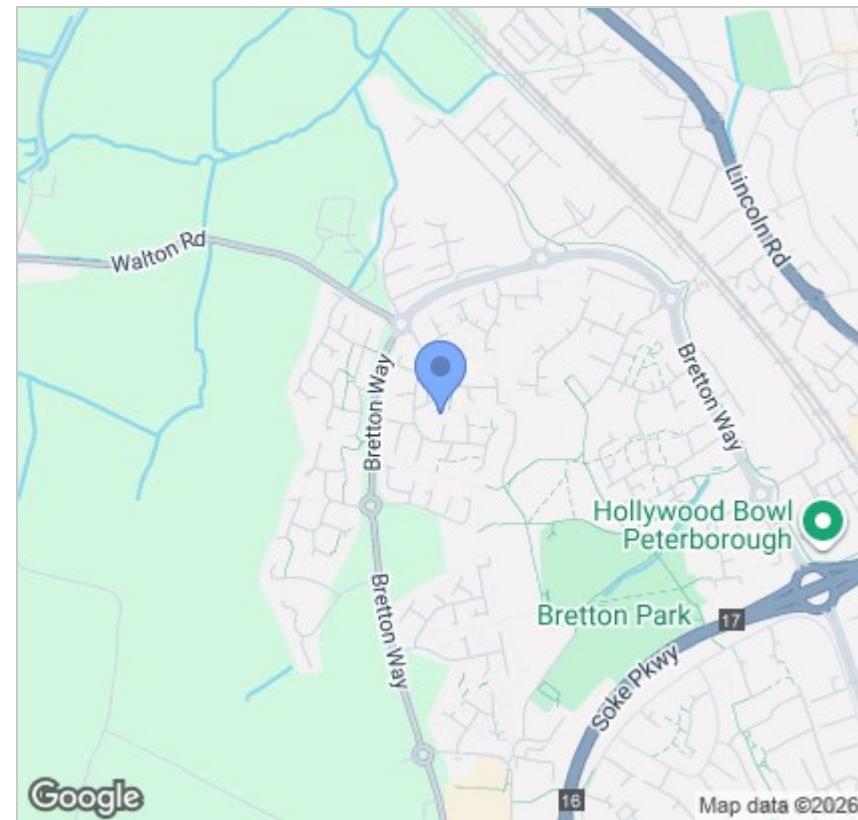
Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

Viewing

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

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