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Barnstock, Bretton, PE3 8EL
£180,000

Barnstock, Bretton, PE3 8EL | Freehold

Introducing a fantastic opportunity to create your dream family home in the popular residential area of Bretton. This spacious four-bedroom terrace house is in need of refurbishment throughout, providing the perfect canvas for a buyer to put their own stamp on it and create a bespoke living space to suit their lifestyle.

Upon entering the property, you will be greeted by a welcoming entrance hall, leading to the comfortable lounge where you can unwind and relax after a busy day. The kitchen/diner is spacious and offers a versatile space for family meals and entertaining, with French doors lead out into the rear garden. There is also a convenient downstairs toilet, perfect for guests or for those busy mornings.

Upstairs you will find three generously sized bedrooms, providing ample space for a growing family. The family bathroom completes the first floor and offers a perfect spot for relaxation.

The property benefits from a rear garden, providing the perfect space for outdoor entertaining. Additionally, there is communal parking, ensuring you will never struggle to find a space for your car.

This property is an excellent opportunity to create a home with your own personal touch and is ideally located for families with easy access to local schools, shops and transport links. With some TLC, this property has the potential to become a lovely family home that will be the envy of your friends and family. Don't miss out on this fantastic opportunity, book your viewing today!

Specifications -

Tenure - Freehold

EPC Rating - D

Council Tax Band - A

Vendors Position - No Onward Chain

Measurements -

Kitchen - 4.49m x 3.14m (14'7" x 10'3")

Lounge - 5.10m x 3.10m (16'7" x 10'1")

Bedroom One - 4.10m x 2.65m (13'4" x 8'6")

Bedroom Two - 3.25m x 3.10m (10'6" x 10'1")

Bedroom Three - 3.10m x 1.79m (10'1" x 5'8")

Bedroom Four - 3.90m max x 1.80m (12'7" max x 5'9")

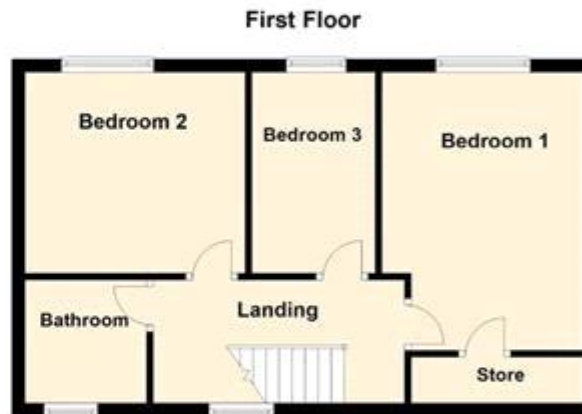
Bathroom - 2.0m x 1.87m (6'5" x 6'1")

Council Tax Band: A

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.