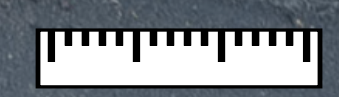




Drayton, Bretton, PE3 9XW

 Three Bedrooms

 WC & Family Bathroom



1055 SQFT



Situated in Bretton and close to local amenities, this three bedroom home is perfect for first time buyers or investors.

Upon entrance, there is a spacious entrance hallway which leads into the kitchen/diner. The kitchen is a great room with plenty of units and space for cooking up a storm. There is ample room for dining in the kitchen too, making it a great place for families to enjoy!

This leads through into the lounge, which once again is a great space and ideal for relaxing at the end of the day. Patio doors lead out into the rear garden where you will find paving slabs throughout. There is a brick built outbuilding too, which is ideal for storage.

Upstairs there are three bedrooms, all of which are double rooms. If you need three spacious double rooms, then this home ticks that box. All three rooms share the family bathroom, which has been extended previously to include a bath with shower overhead, toilet and hand basin. A handy storage cupboard sits off the landing too and the master bedroom also benefits from built in wardrobes.

Outside there is a small, yet attractive front garden and there are plenty of car parking spaces available in the communal areas.

If you would like more information about this home, please contact the office.



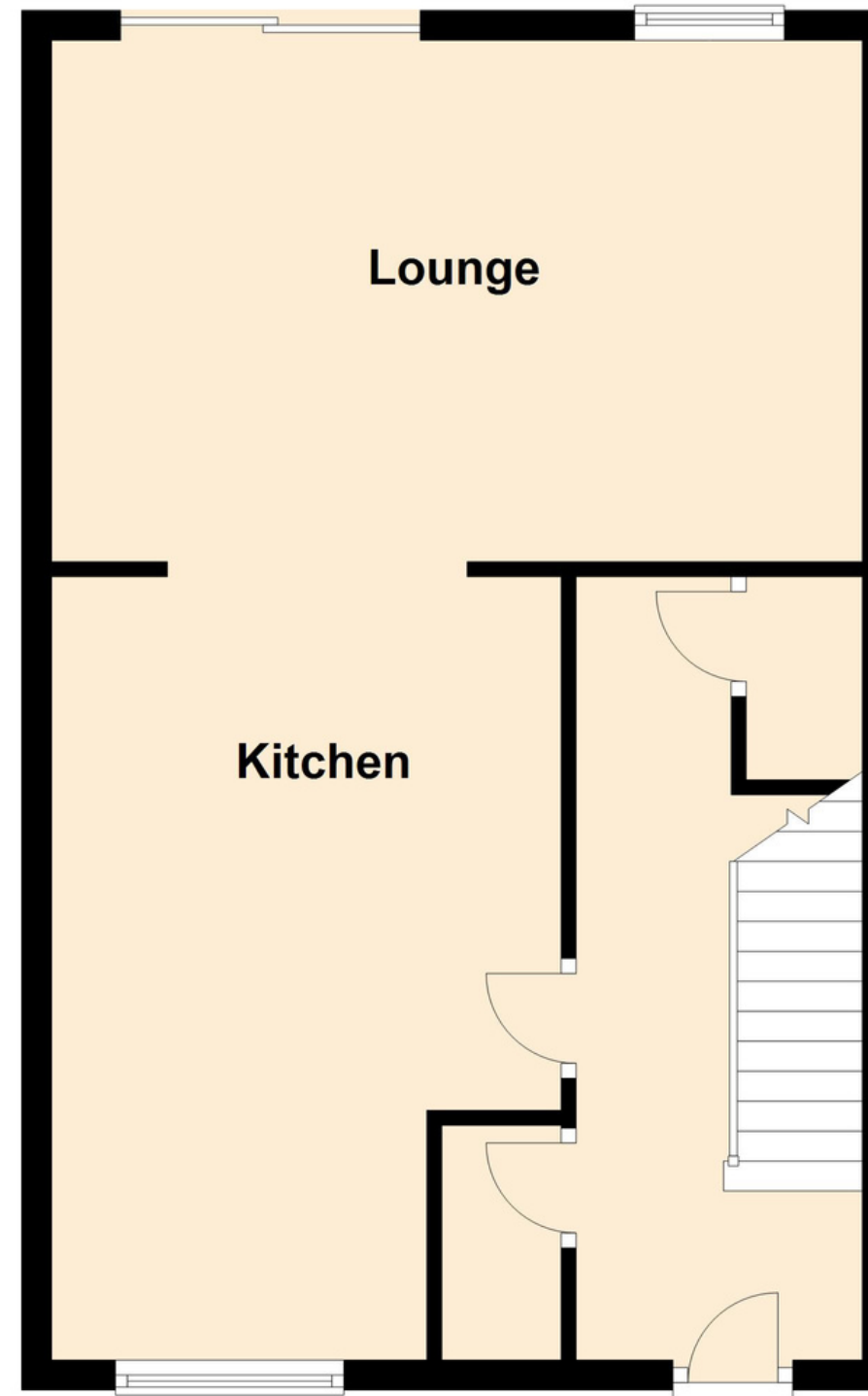
Measurements -

- Kitchen/Diner - 5.23m x 3.40m (17'2" x 11'2")
- Lounge - 5.41m x 3.48m (17'9" x 11'5")
- Bedroom One - 4.22m x 2.67m (13'10" x 8'9")
- Bedroom Two - 4.70m x 2.59m (15'5" x 8'6")
- Bedroom Three - 3.73m x 2.79m (12'3" x 9'2")
- Bathroom - 2.64m x 1.86m (8'8" x 6'1")

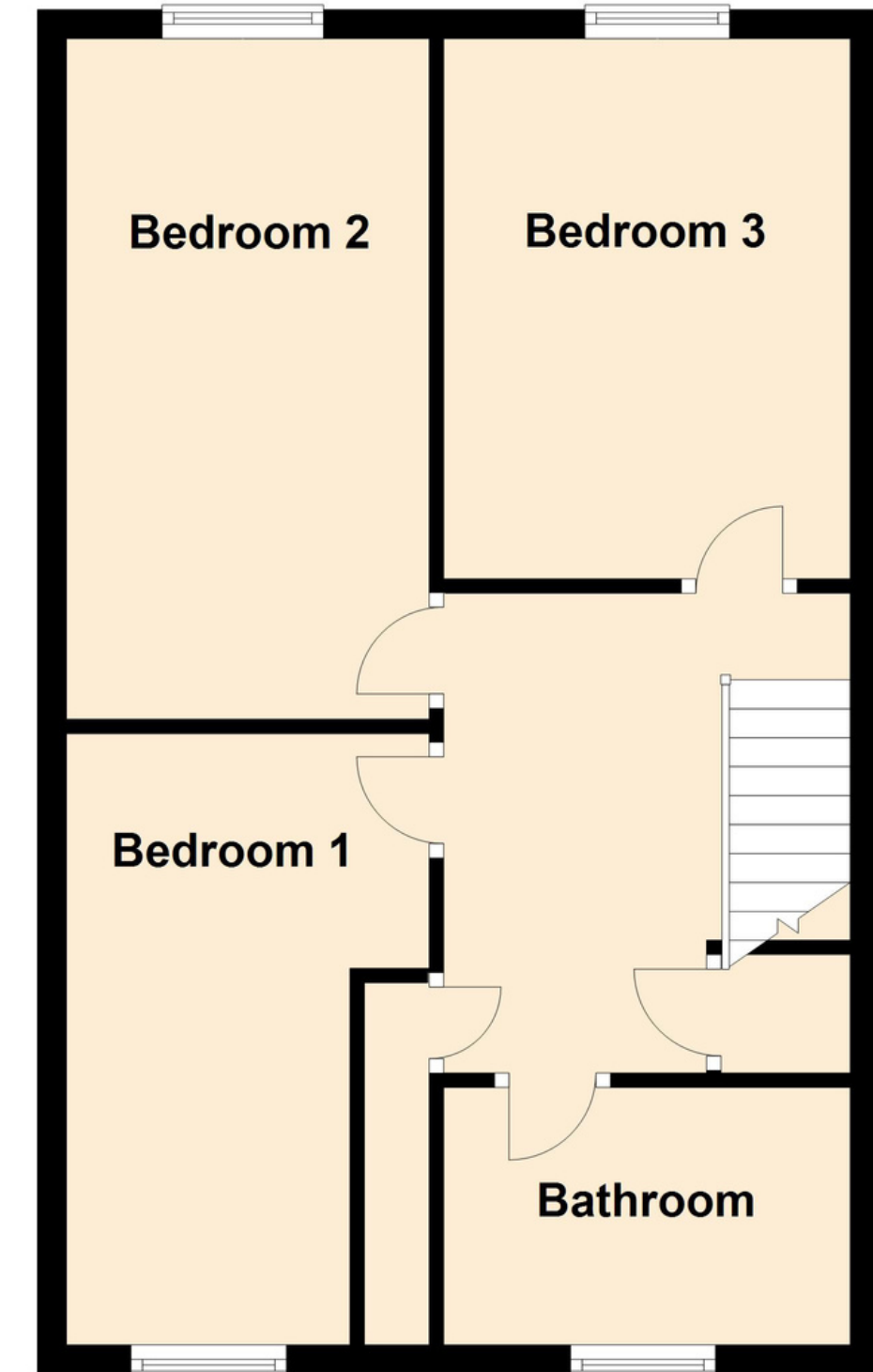
Specifications -

- EPC Rating - C
- Council Tax Band - A
- Windows - UPVc Double Glazed
- Vendors Position - Looking for next home
- Heating - Gas Central Heating
- Internal Area - 1055 SQFT

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		