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sales & lettings

Stumpacre, Bretton, Peterborough
£220,000

3 bedroom end of terrace house for sale | Freehold

Three bedroom, end of terraced, refurbished home, ideally located in the popular area of Bretton.

Bretton is ideally located within close proximity to a range of local amenities to include, supermarkets, schools, doctors and Bretton Centre which has a multitude of shops and eateries. Bretton is also close to Peterborough City Centre offering good public transport links and is also within walking distance to Peterborough City Hospital.

Inside the home offers a large entrance hallway with doors both to the front and the rear of the home. There is a large lounge with dual aspect views to include patio doors leading out onto the rear garden. There is a kitchen diner which has been fitted with a range of modern base and eye level units and a walk in larder unit. The ground floor also benefits from a storage alcove and downstairs W.C.

Upstairs you will find three bedrooms to include the master suite which is fitted with built in wardrobes, a second bedroom which is double in size also benefiting from a fitted storage cupboard and the third bedroom. There is a refitted three piece family bathroom suite, complete with shower over head.

Overall the home is decorated in neutral colours throughout, has UPVC double glazed windows and gas central heating.

Outside you will find the low maintenance, enclosed, rear garden which has been landscaped to include patio areas and a shed. Communal parking is on offer to the front of the home.

Measurements:

Lounge: 5.32m x 3.17m (17'4" x 10'4")

Kitchen/Diner: 1.95m (min) x 5.37m (6'4" (min) x 17'6")

Master Bedroom: 3.48m x 3.46m (11'4" x 11'3")

Bedroom Two: 2.86m x 3.45m (9'3" x 11'3")

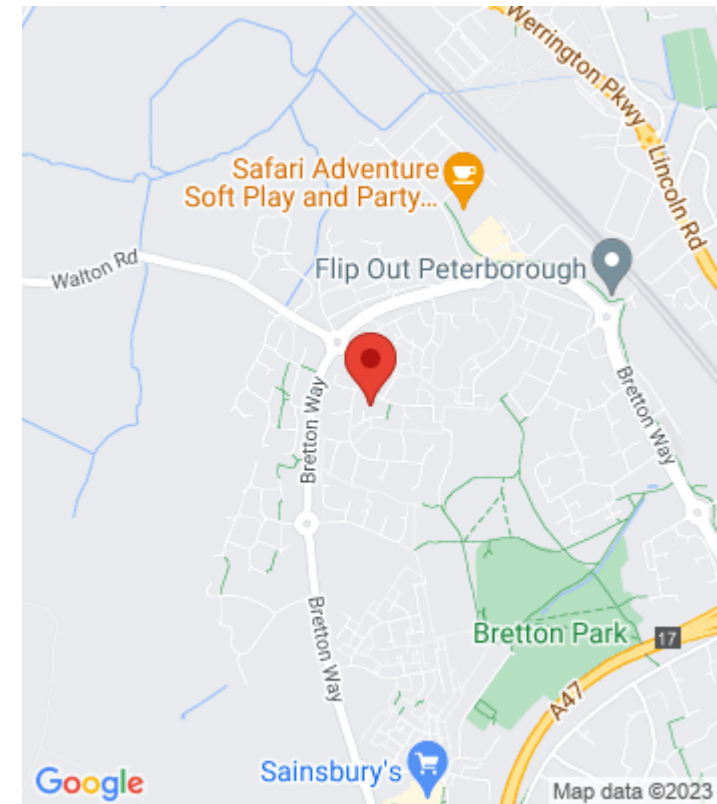
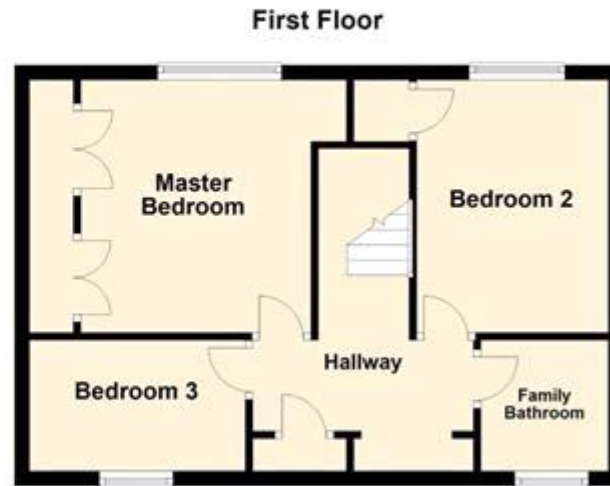
Bedroom Three: 2.93m x 1.78m (9'6" x 5'8")

Family Bathroom: 1.75m x 1.95m (5'7" x 6'3")

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	85

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.