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## 105 Risby Bretton Peterborough PE3 8QT

£164,950



An end terraced home located within easy reach of local amenities, road links, City Centre and New City Hospital. The property offers gas central heating, double glazing, kitchen diner, cloakroom, lounge, three bedrooms, family bathroom, garden and a communal parking area. \*\*\* AN EARLY VIEWING IS RECOMMENDED \*\*\*



### Entrance Hall

Two storage cupboards, radiator, laminate flooring, power point(s), dado rail, artexed ceiling with ceiling light, carpeted stairs to first floor landing with under-stairs storage cupboard, door to:

### Cloakroom

Window to front, fitted with two piece suite comprising, wash hand basin and close coupled WC, tiled splashback, tiled flooring, artexed ceiling with ceiling light.

### Kitchen/Dining Room 5.28m (17'4") x 3.50m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in ceramic hob, window to front, radiator, laminate flooring, dado rail, coving to artexed ceiling with strip lighting, ceiling light, tiled splashbacks.

### Lounge 5.40m (17'9") x 3.62m (11'11")

Window to rear, fireplace, radiator, fitted carpet, TV point, cable, power point(s), coving to artexed ceiling with pendant lights, door to:

### Store

Door.

### First Floor Landing

Storage cupboard, fitted carpet, dado rail, artexed ceiling with ceiling light, access to loft.

### Bedroom 1 4.47m (14'8") x 2.52m (8'3")

Window to front, radiator, fitted carpet, TV point, cable, power point(s), artexed ceiling with ceiling light.

### Bedroom 2 4.43m (14'6") x 3.23m (10'7")

Window to rear, radiator, fitted carpet, power point(s), artexed ceiling with ceiling light.

### Bedroom 3 3.54m (11'7") x 2.77m (9'1")

Window to rear, radiator, laminate flooring, power point(s), artexed ceiling with ceiling light.

### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin with electric shower over and close coupled WC, window to front, coving to artexed ceiling with ceiling light, half height with airing cupboard.

### OUTSIDE

To the front the garden is laid to lawn and enclosed by a hedge border. Outside store. There is a communal parking area. To the rear the enclosed garden is laid to lawn with patio seating area, enclosed by panelled fencing, timber garden shed and rear gated access.

### Area Map



### Floor Plans



### Energy Efficiency Graph

