








MOLCONKIE PROPERTY LTD
166 Kirkmeadow Bretton PE3 8JN



Rental Information

Rent (PCM)	Bedrooms 	Bathrooms 	Reception Rooms 	Garden 
£1025	3	2	2	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



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Property Description

Set in the popular location of Kirkmeadow in Bretton, this MID TERRACED HOME benefits from THREE DOUBLE BEDROOMS, CONSERVATORY, LARGE KITCHEN/DINER, LOUNGE and FAMILY BATHROOM. Outside is an enclosed rear garden. Viewings highly recommended.



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Upvc Double Glazed Door To:

Entrance Hall

Stairs to the first floor and landing, built in storage cupboard, carpet flooring, doors to the kitchen/diner and lounge.

Cloakroom

uPVC double glazed window to the front aspect. Fitted with a two-piece suite comprising wash hand- basin and a WC.

Kitchen/diner

16' 1" x 11' 9" (4.90m x 3.58m) uPVC double glazed window to the front aspect. Fitted with a range of base and eye level units with work surfaces over, space for cooker, plumbing for washing machine, space for fridge freezer, sink with drainer, wall mounted boiler, part lino and part laminate flooring, breakfast bar.

Lounge

17' 7" x 12' (5.36m x 3.66m) uPVC double glazed Patio doors to the rear aspect and uPVC double glazed window to the rear aspect, patio doors to the conservatory, radiator, TV and power points, carpet flooring.

Conservatory

uPVC double glazed and brick construction with patio doors to the rear garden, radiator, power point and TV point, laminate flooring.

Landing

Doors to:

Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m) uPVC double glazed window to the front aspect. Radiator, carpet flooring, spotlights to ceiling.

Bedroom Two

15' 4" x 8' 5" (4.67m x 2.57m) uPVC double glazed window to the rear aspect. Radiator, carpet flooring.

Bedroom Three

17' 8" x 8' 7" (5.38m x 2.62m) uPVC double glazed window to the rear aspect. Radiator, carpet flooring.

Family Bathroom

Double glazed frosted window to the rear aspect. Fitted with a three- piece suite comprising panelled bath with shower over, wash hand basin and a WC, fully tiled walls.

Shower Room

Fitted with a shower cubicle with shower over, fully tiled walls, extractor fan.

Outside

The rear garden is enclosed by timber fencing, mainly laid to lawn, a large decking area, gated rear access and a **shed**.

Total Floor Area 96 m2

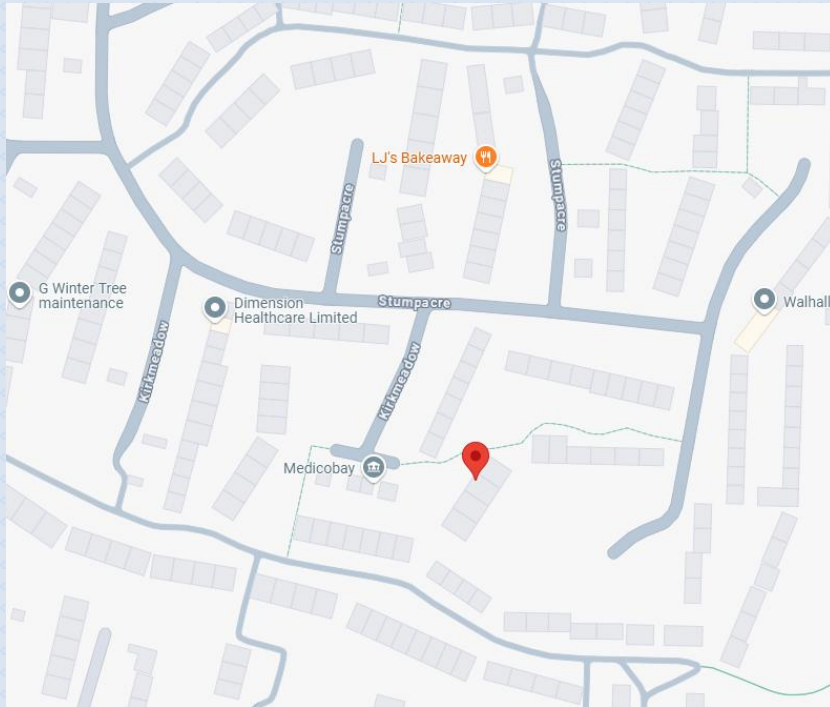
Energy Rating C

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Location Map



Floor Plans

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT DETAILS



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