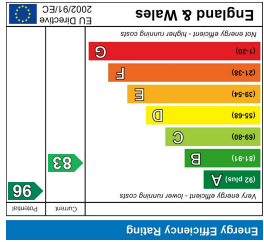


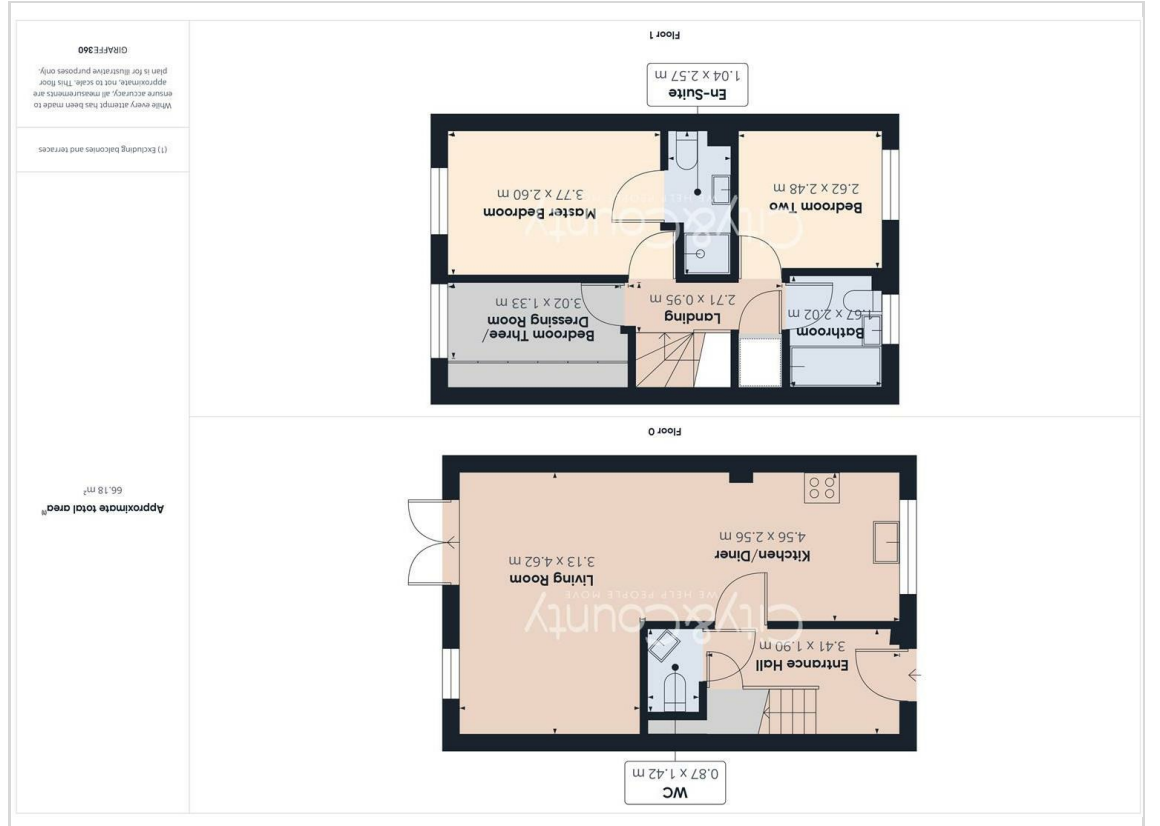
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Bramble Close

Newborough, Peterborough, PE6 7RP

Guide Price £240,000 - Freehold , Tax Band - C



Bramble Close

Newborough, Peterborough, PE6

7RP

Welcome to Bramble Close, a charming property located in the picturesque village of Newborough, Peterborough. This modern end-terrace house, originally built by Jelson Homes in 2019, offers a delightful living experience for those seeking comfort and style.

As you step into this lovely home, you are greeted by a spacious entrance hall leading to a modern cloakroom, setting the tone for the rest of the property. The open-plan kitchen and living room are perfect for entertaining, with French doors that open up to the rear garden, allowing natural light to flood the space. Upstairs, you will find three bedrooms, one of which is currently being used as a dressing room, showcasing the versatility of this property. The master bedroom boasts an en-suite, providing a touch of luxury, while a family bathroom caters to the needs of the household. This property is not only aesthetically pleasing with its neutral decor but also practical with a gas combination boiler ensuring warmth and comfort throughout the year. Additionally, the property features its own driveway with parking for two vehicles, a rare find in such a desirable location. Located in a private residential Cul-de-Sac, this home offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities. Don't miss the opportunity to make this modern gem your own and enjoy the best of village living in Newborough.

Entrance Hall

11'2" x 6'2"

WC

2'10" x 4'7"

Kitchen/Diner

14'11" x 8'4"

Living Room

10'3" x 15'1"

Landing

8'10" x 3'1"

Master Bedroom

12'4" x 8'6"

En-Suite To Master Bedroom

3'4" x 8'5"

Bedroom Two

8'7" x 8'1"



Bathroom

5'5" x 6'7"

Bedroom Three/Dressing Room

9'10" x 4'4"

EPC - B

83/96

Tenure - Freehold

There is a community Green Space Charge payable, current figure is £41 per annum payable in six monthly instalments.

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard
Community Green Space Charge: Yes
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Combi Boiler
Heating features:
Broadband: up to 80Mbps
Mobile: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Driveway, On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

