

Disclaimer 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower running costs
 Any energy inefficient - higher running costs
 EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing. Appointment for this property or require further information.

Viewing



Floor Plan



Essendyke

Bretton, Peterborough, PE3 8JB

Guide Price £200,000 - Freehold , Tax Band - A



Essendyke

Bretton, Peterborough, PE3 8JB

****Guide Price £200,000 - £215,000**** City and County are excited to market this spacious, three-bedroom, semi-detached property located in a quiet Cul-de-Sac location in Bretton. Offering access to local amenities, Peterborough Hospital, transport links and local schooling. This property would make an ideal family home, boasting big rooms, good location, plenty of parking, a converted garage and a low maintenance rear garden.

Briefly comprising, an entrance hall, spacious living room, separate re-fitted kitchen/diner fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, and a fridge/freezer. There is also a separate two-piece cloakroom. Upstairs benefits from three bedrooms, two of which are doubles and one single. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Tiled flooring and tiled surround. To the rear, there is an enclosed garden which is mainly laid to lawn and a patio area. To the front, there is a tarmac drive, front garden and converted garage. Please call today for a viewing and see our virtual tour available.

Entrance Hall

17'10" x 5'10"

WC

3'7" x 4'3"

Living Room

17'7" x 10'5"

Kitchen/Diner

17'7" x 9'5"

Landing

2'11" x 11'7"

Master Bedroom

17'6" x 7'6"

Bedroom Two

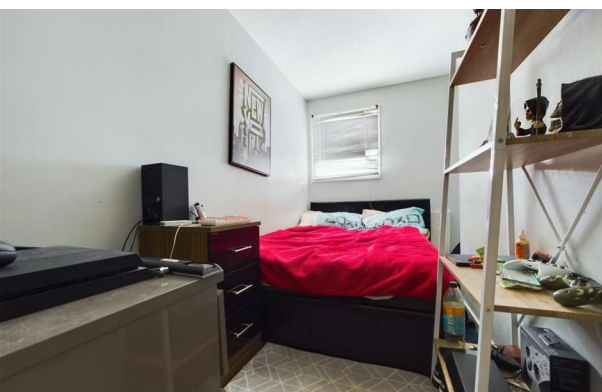
11'5" x 9'4"

Bathroom

5'10" x 6'4"

Bedroom Three

11'4" x 5'6"



Converted Garage
18'5" x 8'8"

EPC - D
62/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Brick & Timber Framed
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Boiler
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Driveway
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: D

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL