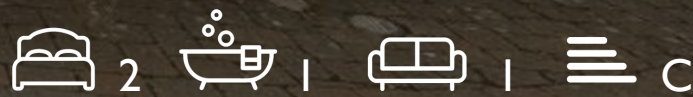


Muntjac Close

Bretton, Peterborough, PE3 9FR

£225,000 - Freehold , Tax Band - B



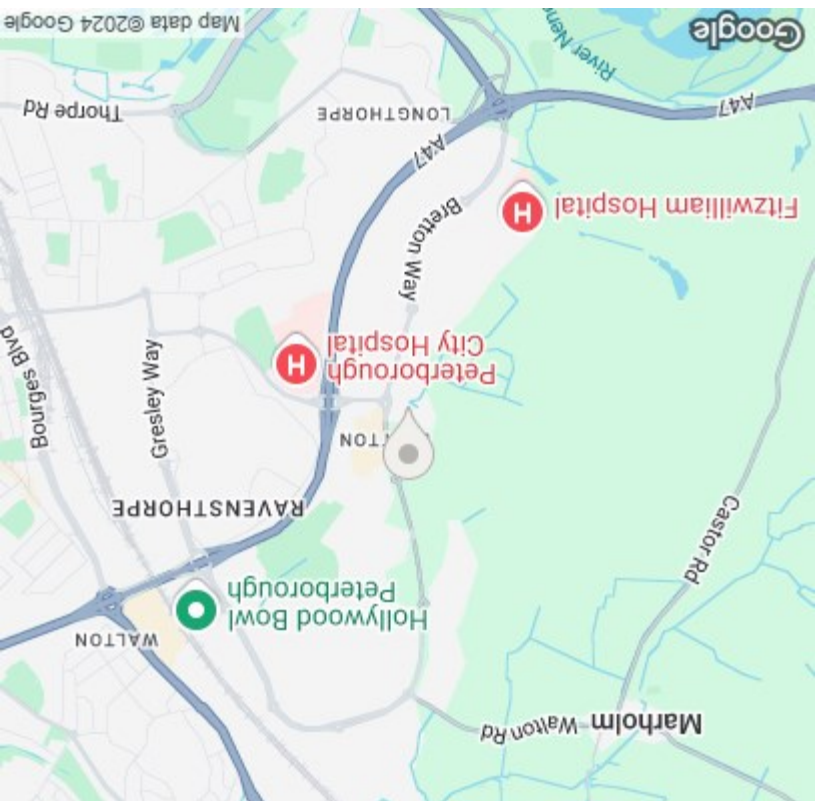
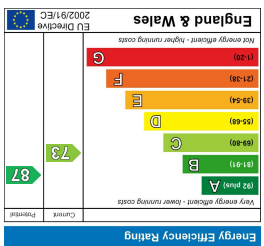
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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.

Muntjac Close

Bretton, Peterborough, PE3 9FR

Welcome to this charming property located on Muntjac Close in the sought-after area of Bretton, Peterborough. This modern end-terrace house boasts a kitchen, lounge diner, cloakroom, two double bedrooms, and a well-maintained bathroom, making it a perfect home for a small family or professionals looking to settle in a peaceful neighbourhood. The enclosed rear garden provides a private outdoor space where you can relax or entertain guests during sunny days. Parking will never be an issue with the provision for one vehicle and a single garage, ensuring your vehicle is secure and protected from the elements. Additionally, the absence of a forward chain simplifies the buying process, allowing for a smoother transition to your new home. One of the highlights of this property is its convenient location within walking distance to Bretton Centre, offering easy access to local amenities, shops, and restaurants.

Don't miss out on the opportunity to own this lovely home in a desirable location. Contact us today to arrange a viewing and envision yourself living in this delightful property on Muntjac Close.

Entrance Hall

9'8" x 6'8"

WC

3'0" x 6'0"

Lounge/Diner

7'0" x 16'2"

Kitchen

6'6", 82'0" x 9'3"

Landing

6'0" x 4'2"

Master Bedroom

10'5" x 12'0"

Bathroom

6'6" x 7'0"

Bedroom Two

9'8" x 8'9"

Garage

8'5" x 17'0"



EPC - C
73/87

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

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

Parking: Garage, 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:
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C

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