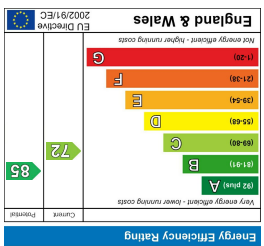


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Norburn

Bretton, Peterborough, PE3 8NP

Guide Price £180,000 - Freehold , Tax Band - A



## Norburn

Bretton, Peterborough, PE3 8NP

\*\*GUIDE PRICE £180,000-£200,000\*\*

This inviting four-bedroom, end-of-terrace home at Norburn, Bretton, Peterborough, is nestled in a peaceful Cul-de-Sac, offering a serene living environment. Upon entry, you'll find an entrance hall leading to the fourth bedroom, a convenient downstairs cloakroom, and a spacious living room. The kitchen/diner is well-appointed with a matching range of base and eye-level units, providing ample space for a washing machine, a dishwasher, and a fridge/freezer. The kitchen's sliding doors open to a private, enclosed garden, mainly laid to lawn—ideal for outdoor relaxation.

Upstairs, the property features three additional bedrooms—two generous doubles and a cosy single -along with a family bathroom equipped with a three-piece suite, including a bath with a shower over. The front of the property boasts a low-maintenance garden, with access to communal parking.

### Entrance Hall

12'7" x 5'10"

### WC

5'6" x 2'4"

### Kitchen/Diner

10'9" x 17'7"

### Living Room

15'1" x 11'4"

### Bedroom Four

8'9" x 8'8"

### Landing

12'9" x 3'0"

### Master Bedroom

10'9" x 11'8"

### Bathroom

6'4" x 5'11"

### Bedroom Two

9'10" x 11'6"

### Bedroom Three

5'7" x 11'8"



**EPC - C**  
72/85

**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: None  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Communal, Off 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: n/a  
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.