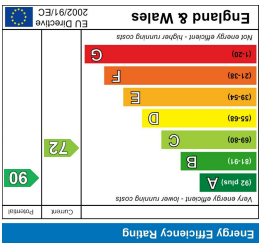


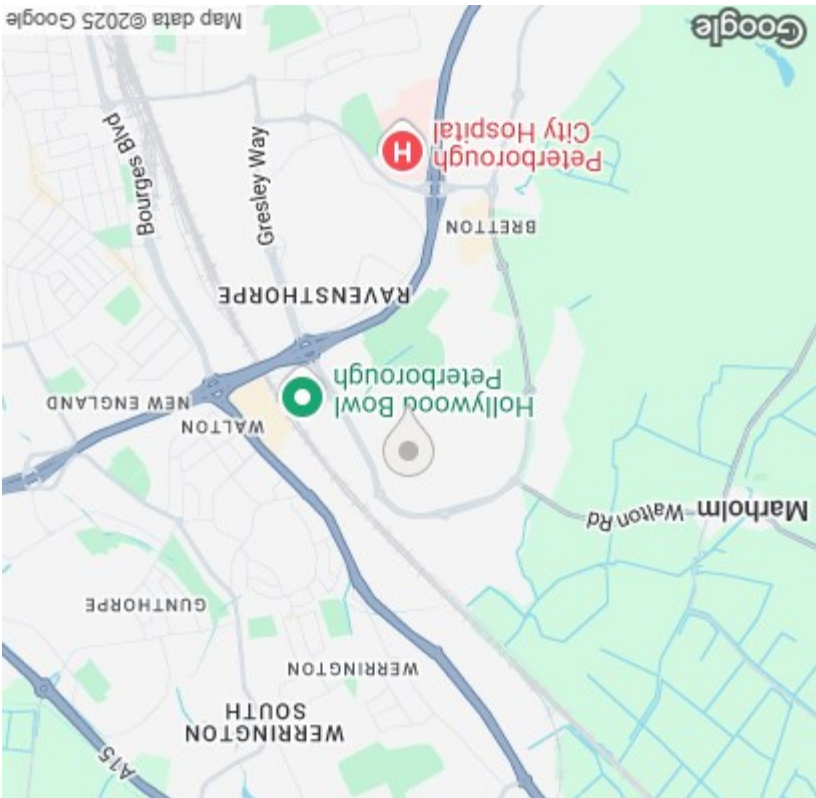
1961) we have prepared these sales particulars as a general guide to give a broad description of the property. I have not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, measures and specific fittings have not been tested. Property Misdescription Act 1991 (1991) has the Agent declared legal liability to warrant the legal status of the property or to give a warranty. All proportions, measurements, floorplans and distances are given as a guide only and do not represent a structural survey and the services, measures and specific fittings have not been tested.

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**



## Energy Efficiency Graph



## Area Map



## Floor Plan



# Langley

Bretton, Peterborough, PE3 8QE

**Guide Price £210,000 - Freehold , Tax Band - B**





Langley  
Bretton, Peterborough, PE3 8QE

\*\*\*GUIDE PRICE £210,000 - £230,000\*\*\* This charming three-bedroom semi-detached home, nestled in a peaceful cul-de-sac in Bretton, Peterborough, is the perfect choice for first-time buyers or families. With excellent transport links to the A47, nearby Peterborough City Hospital, and local schools, it offers both convenience and comfort. The property is ideally located to enjoy a quiet neighbourhood while still being close to key amenities, making it a wonderful opportunity for anyone looking to settle in a welcoming community.

This charming three-bedroom semi-detached property in Langley, Peterborough, offers a spacious and well-presented living space. The ground floor includes an entrance porch and hall, a generous lounge, and a separate dining room with sliding doors leading to a private, enclosed garden. The kitchen is well-equipped with a range of base and eye-level units, an integrated oven, a four-ring gas hob, and space for essential appliances such as a washing machine and a fridge/freezer. Upstairs, the property features two double bedrooms, one single bedroom, and a family bathroom with a three-piece suite, including a bath with a shower over. To the rear, the low-maintenance garden provides access to a single garage, while the front of the property boasts a blocked-paved driveway with space for multiple vehicles. Ideal for growing families, this home combines comfort and convenience.

- Entrance Porch  
3'1" x 4'11"
- Entrance Hall  
4'1" x 2'10"
- Lounge  
12'11" x 10'7"
- Dining Room  
11'9" x 7'9"
- Kitchen  
11'7" x 6'0"
- Landing  
6'6", 19'8" x 8'3"
- Master Bedroom  
8'5" x 11'8"
- Bathroom  
6'9" x 5'6"
- Bedroom Two  
9'1" x 8'6"
- Bedroom Three  
9'4" x 5'5"
- EPC - C  
72/90
- Tenure - Freehold



**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: No  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: Not Known  
Right of way public: No  
Right of way private: No  
Registered easements No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: Not Known  
Parking: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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**

