



Brook Street

Peterborough, PE1 1TU

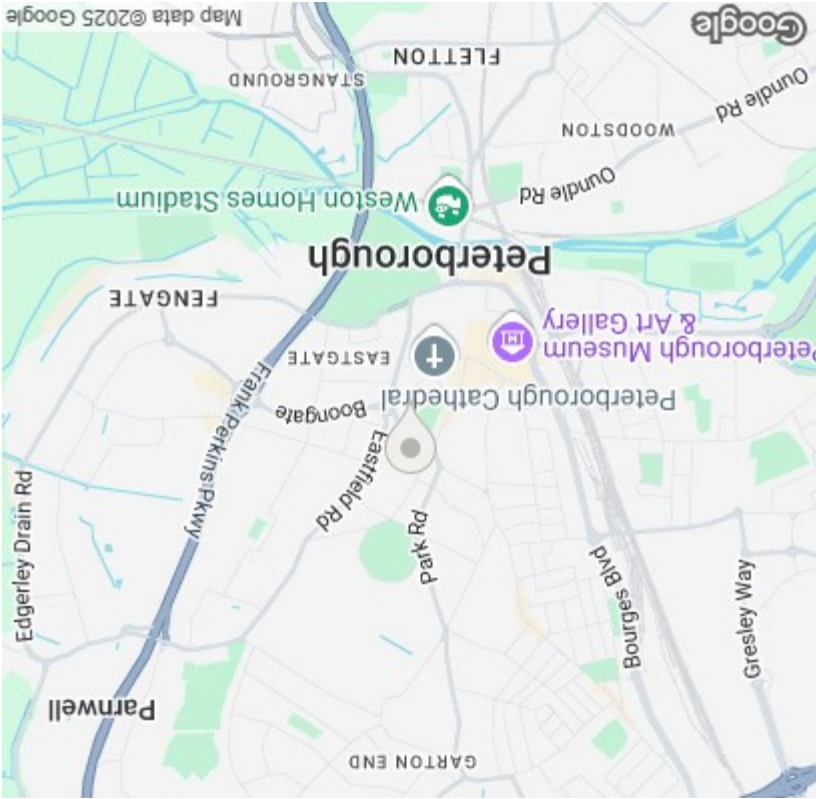
Guide Price £270,000 - Freehold , Tax Band - B



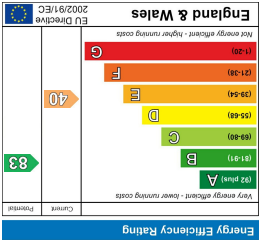
Floor Plan



Area Map



Energy Efficiency Graph



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

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.

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Peterborough, PE1 ITU

**\*\*Guide Price £270,000 - £290,000\*\***  
Nestled on Brook Street in the heart of Peterborough, this deceptively spacious detached chalet bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms over two levels, as well as a reception room and kitchen, this property offers a fantastic degree of versatility and masses of potential to improve further.

Internally comprising of an entrance hallway, kitchen, shower room, bay fronted living room, two ground floor double bedrooms, with a large master bedroom to the top floor with Velux windows in the roof. The property boasts a newly fitted gas combi boiler, ensuring efficient heating and hot water throughout the year. The modern amenities are complemented by ample off-street parking, along with a detached single garage, providing secure storage and additional convenience. One of the standout features of this bungalow is its prime city centre location. Residents will enjoy the ease of access to a variety of local amenities, all within walking distance. Whether it's shopping, dining, or leisure activities, everything you need is just a short stroll away. The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. This tranquil area is an excellent spot for gardening enthusiasts or simply unwinding after a busy day.  
In summary, this charming chalet bungalow on Brook Street presents an exceptional opportunity for those looking to embrace a comfortable lifestyle in a vibrant city setting. With its spacious layout, modern conveniences, and prime location, it is a property not to be missed.

- Entrance Hall**  
24'3" x 6'0"
- Lounge Diner**  
14'6" x 9'9"
- Bedroom Two**  
14'2" x 9'0"
- Kitchen**  
9'3" x 7'6"
- Bathroom**  
5'6" x 7'7"
- Bedroom Three**  
13'1" x 9'8"
- Lean To**  
6'2" x 14'5"
- Master Bedroom**  
12'5" x 21'7"
- Garage**  
19'10" x 8'7"
- EPC - E**  
40/83
- 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: No  
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: No  
Parking: Driveway Private, Garage Detached, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Generator  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable, Fttp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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**