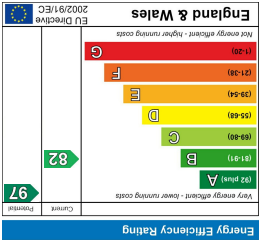


**Viewing**

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**



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 guarantees. 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/>



Brutus Close

Stanground South, Peterborough, PE2 8WP

Nestled in the quiet Cul-de-Sac of Brutus Close in Cardea, Peterborough, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking a sound buy-to-let investment. The property boasts a living room, kitchen diner, two well-proportioned double bedrooms and a modern family bathroom, making it a comfortable and practical choice for small families or couples.

Upon entering, you will find a welcoming entrance hall, downstairs cloakroom, a spacious and inviting living room, and a kitchen diner with French doors to rear; whilst to the first floor, there are two double bedrooms of a good size, and a three piece modern family bathroom. The home has been presented to a high standard throughout, ensuring that you can move in with ease and enjoy the contemporary finishes and thoughtful design. One of the standout features of this property is its enclosed rear garden, providing a private outdoor space ideal for gardening, play, or simply unwinding after a long day. Additionally, the convenience of off-street parking for two cars adds to the appeal, making it easier for you and your guests to come and go without the hassle of searching for a space. The location is particularly advantageous, as it is within walking distance to a variety of local amenities and schools, ensuring that all your daily needs are easily met. This combination of quality, convenience, and comfort makes this semi-detached house a truly attractive option for anyone looking to settle in this vibrant community. Do not miss the chance to make this lovely property your new home.

Entrance Hall  
4'0" x 8'9"

WC  
2'10" x 4'8"

Living Room  
9'3" x 15'4"

Kitchen Diner  
12'7" x 7'10"

Landing  
3'4" x 5'8"

Master Bedroom  
12'6" x 9'3"

Bathroom  
5'10" x 6'9"

Bedroom Two  
12'9" x 6'11"

EPC - B

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Wide Doorways  
Building safety: No  
Known planning considerations: None  
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  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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

