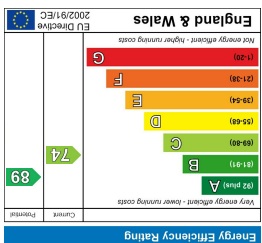


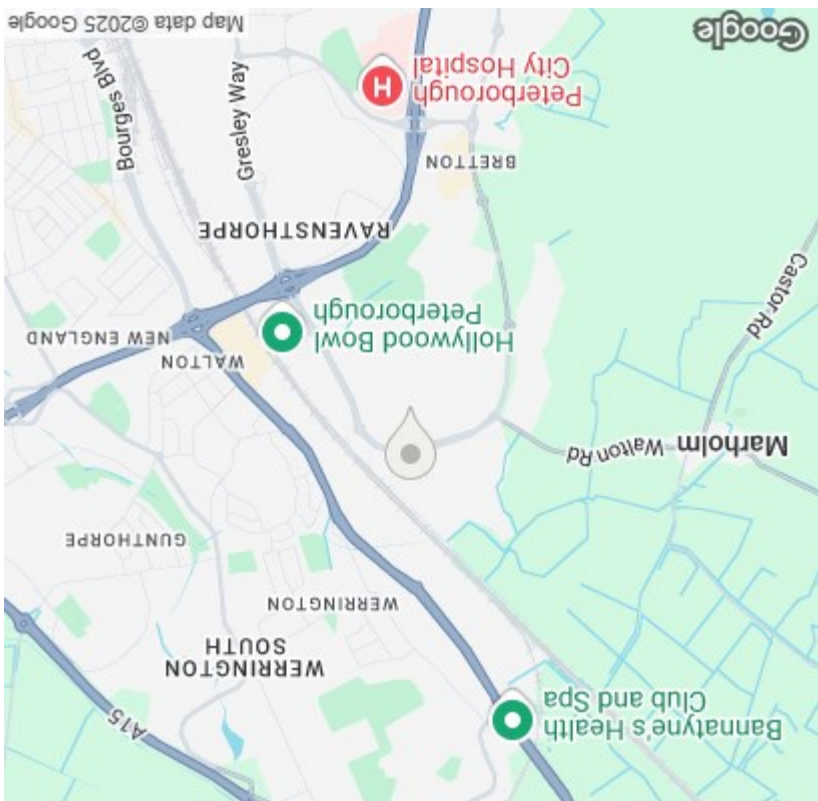
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



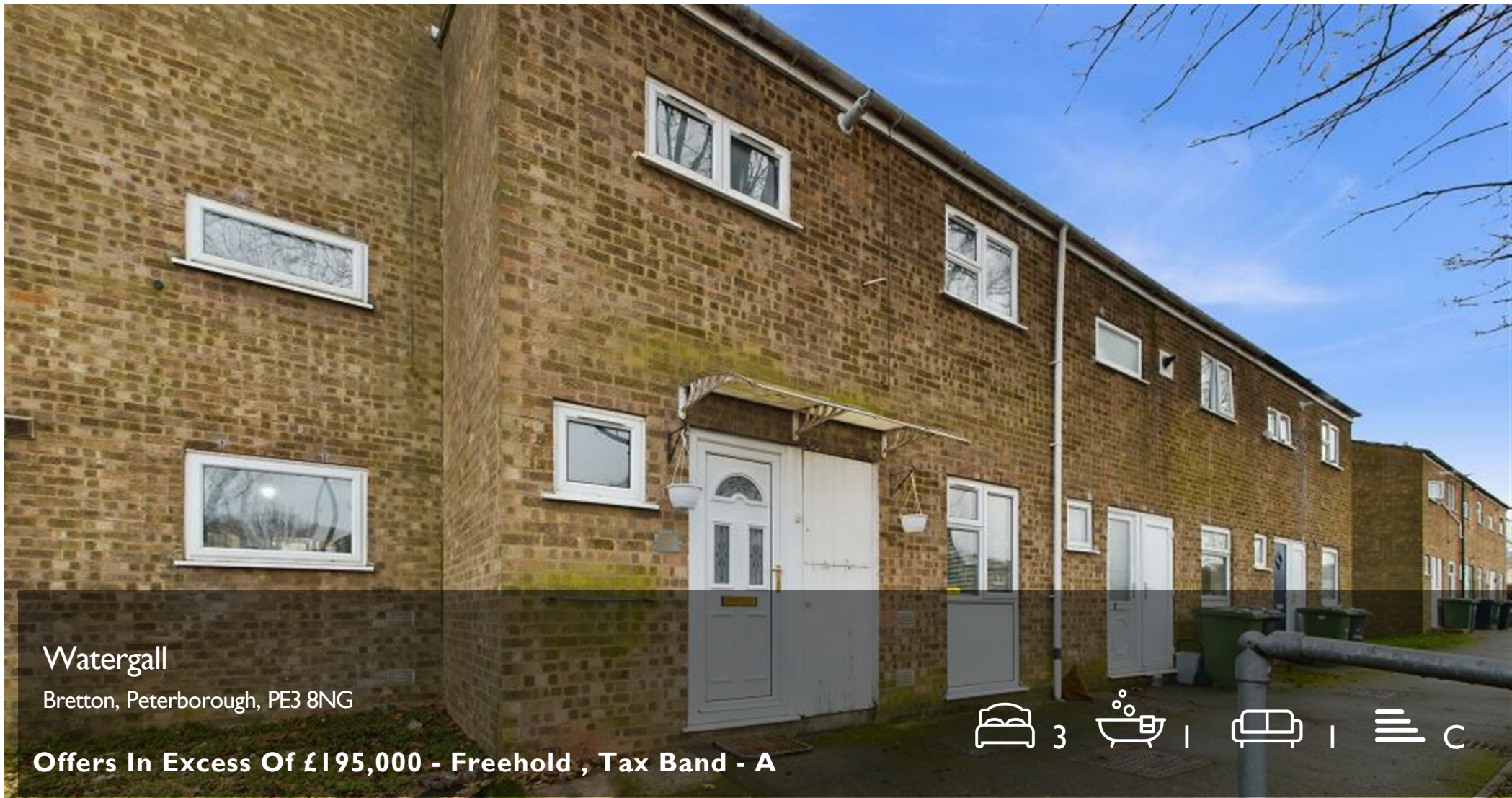
Energy Efficiency Graph



Area Map



Floor Plan



Watergall

Bretton, Peterborough, PE3 8NG

Welcome to Watergall, Peterborough, a charming mid-terrace property that presents an exceptional opportunity for first-time buyers or savvy investors. This delightful home boasts a private and enclosed rear garden, providing a peaceful retreat perfect for relaxing or entertaining. Situated in a family-oriented neighbourhood, the property benefits from a welcoming community atmosphere, making it an ideal place to put down roots. Conveniently located, Watergall offers easy access to the A47, simplifying commutes and travel plans. The property is also within close proximity to Peterborough City Hospital, adding to the practicality of the location. Families will appreciate the availability of local schooling options and reliable transport links, ensuring daily routines are smooth and efficient. With no forward chain, this home is ready for immediate occupancy, making the move-in process seamless and stress-free. Discover the perfect blend of comfort, convenience, and community at Watergall—a place to call home or a smart addition to any property portfolio.

Situated in the popular and family-friendly area of Bretton, Peterborough, this well-presented three-bedroom mid-terrace home offers a comfortable and spacious living environment. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The kitchen/diner is thoughtfully designed with a matching range of base and eye-level units, providing ample storage space. It also features room for essential appliances, including a washing machine, a dishwasher, and a fridge/freezer, alongside an integrated oven with a four-ring gas hob and extractor. The living space seamlessly connects to a generous, well-maintained garden at the rear, complete with a wooden decking area—perfect for outdoor dining and relaxation. The garden is primarily laid to lawn and benefits from rear access for added convenience. Upstairs, the property offers three bedrooms: two spacious doubles and a well-proportioned single. The immaculate family bathroom is fitted with a modern four-piece suite, including a WC, a wash hand basin, a bidet, and a separate cubicle shower. To the front of the property, a public footpath provides access to the home, with convenient on-street parking nearby. This charming property is ideal for families seeking a practical and comfortable home in a vibrant community close to local amenities and schools.

Entrance Hall

2'11" x 15'8"

WC

2'11" x 4'11"

Kitchen Diner

11'6" x 15'10"

Living Room

17'9" x 10'3"

Landing

7'10" x 11'6"

Master Bedroom

8'11" x 13'7"

Bedroom Two

8'10" x 12'10"

Bathroom

6'4" x 7'1"

Bedroom Three

8'8" x 7'8"



EPC - C

74/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
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: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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.

