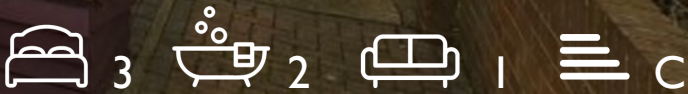




Brampton Court
Stanground, Peterborough, PE2 8QN

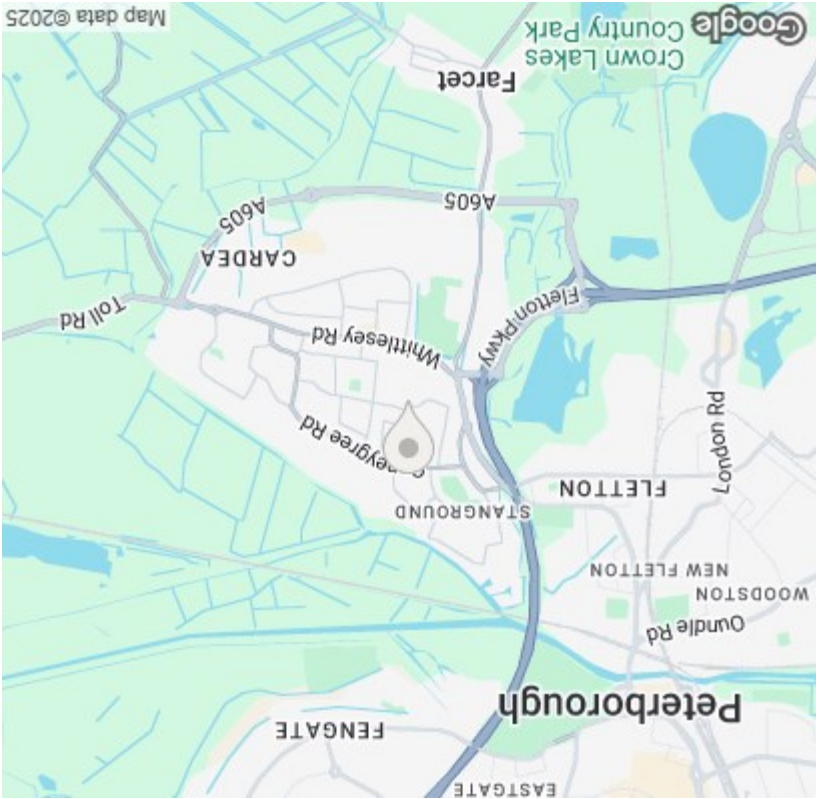
Offers In Excess Of £240,000 - Freehold , Tax Band - C



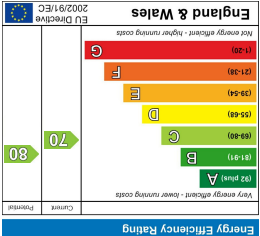
Floor Plan



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 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/>

Brampton Court

Stanground, Peterborough, PE2 8QN

Tucked away in a quiet cul-de-sac in Stanground, this spacious three-bedroom detached home is perfect for families seeking comfort and convenience. Offered with no forward chain, it features a bright living room, a well-appointed kitchen diner, and a large conservatory that adds fantastic extra living space. The home also benefits from a bathroom, a separate shower room, and a handy utility room. Outside, the front and rear enclosed gardens provide plenty of space to relax, with room for a hot tub, while the detached garage/workshop and off-road driveway offer excellent storage and parking. A must-see home with great potential!

This charming three-bedroom detached home offers a spacious and well-thought-out layout, perfect for family living. Upon entering, the welcoming hallway leads into a bright and airy living room, ideal for relaxing or entertaining. The well-appointed kitchen provides ample space for dining, seamlessly connecting to a generous conservatory that floods the space with natural light and opens onto the rear garden. A separate utility room offers additional practicality, while a ground-floor shower room includes a shower, a WC, and a wash hand basin for added convenience. Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The master bedroom benefits from dual aspects, enhancing the sense of space and light. The family bathroom is fitted with a bath, a W/C, and a wash hand basin, catering to the needs of a busy household. Outside, the enclosed rear garden offers a private retreat, perfect for outdoor relaxation. The property also features a detached garage/workshop, providing excellent storage or potential for a hobby space, along with off-road parking for added convenience. Nestled in a quiet cul-de-sac, this home presents a fantastic opportunity for families or those looking for a peaceful yet well-connected location.

Entrance Hall
1.68 x 1.78 (5'6" x 5'10")

Living Room
5.42 x 3.60 (17'9" x 11'9")

Kitchen
5.44 x 2.81 (17'10" x 9'2")

Conservatory
4.98 x 4.27 (16'4" x 14'0")

Utility Room
1.81 x 2.03 (5'11" x 6'7")

Shower Room
0.75 x 1.83 (2'5" x 6'0")

Landing
1.65 x 3.00 (5'4" x 9'10")

Master Bedroom
2.29 x 3.29 (7'6" x 10'9")

Master Bedroom
2.65 x 1.82 (8'8" x 5'11")

Bedroom Two
2.91 x 3.66 (9'6" x 12'0")

Bathroom
2.43 x 1.67 (7'11" x 5'5")

Bedroom Three
2.42 x 2.68 (7'11" x 8'9")

Workshop
7.62 x 2.41 (24'11" x 7'10")



EPC - C
70/80
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: Garage Detached, Off Street
Parking, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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.