



Muntjac Close

Bretton, Peterborough, PE3 9FR

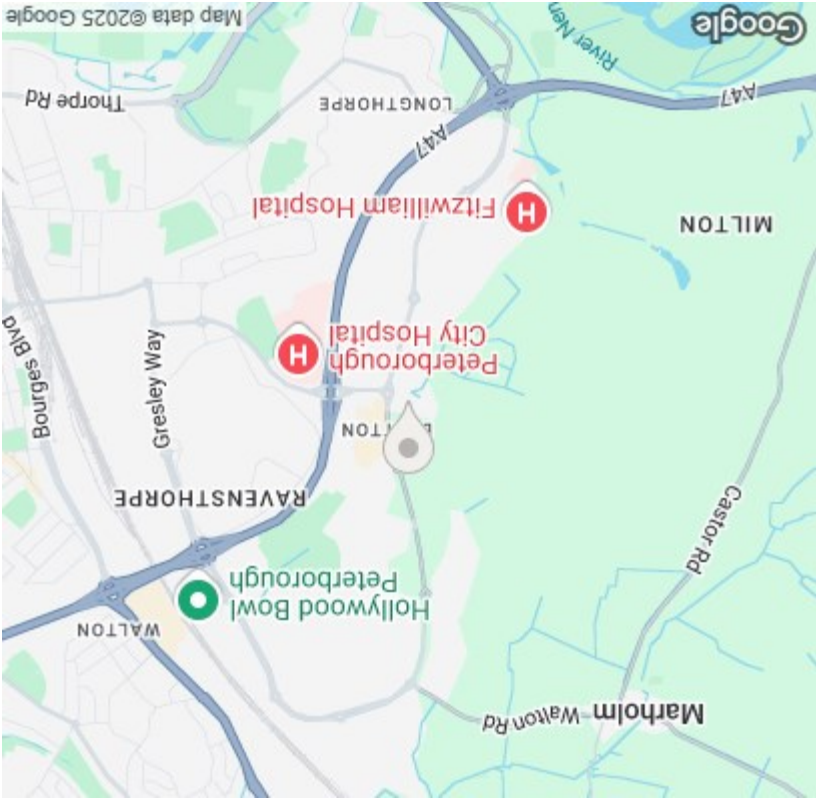
£235,000 - Freehold , Tax Band - B



Floor Plan



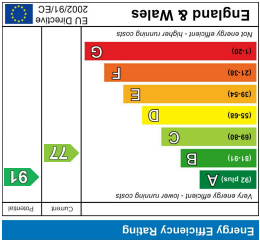
Area Map



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 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.

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/>

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Nestled in the desirable Muntjac Close, South Bretton, Peterborough, this charming semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. With two well-proportioned double bedrooms, a breakfast kitchen and a comfortably sized living room, this property offers a welcoming space for both relaxation and entertaining.

To the ground floor, the house features an entrance hallway, kitchen breakfast room, a spacious lounge diner, and downstairs cloakroom, whilst to the upstairs there is a landing area, modern bathroom, and two double bedrooms. Furthermore, externally the house offers an enclosed rear garden, perfect for enjoying the outdoors or hosting gatherings. The single garage provides convenient storage or parking options. Currently, the property is rented out, generating a steady income of £1,000 per calendar month, making it an attractive investment. It can however, be sold with vacant possession, offering flexibility to the new owner. Situated in a highly sought-after area, residents benefit from easy access to local hospitals and essential amenities, enhancing the appeal of this location. This property is not just a house; it is a wonderful opportunity to secure a home in a vibrant community. Whether you are looking to make your first step onto the property ladder or seeking a reliable investment, this semi-detached house is well worth your consideration.

Entrance Hall

9'8" x 6'7"

Kitchen

7'4" x 9'1"

Lounge Diner

12'10" x 16'1"

WC

2'11" x 6'1"

Landing

6'1" x 4'1"

Master Bedroom

10'7" x 11'10"

Bathroom

6'6" x 6'11"

Bedroom Two

9'7" x 8'10"

Garage

EPC - C

77/91

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: Driveway Private, Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.