



Langley  
Bretton, Peterborough, PE3 8QD

Offers In Excess Of £190,000 - Freehold , Tax Band - A



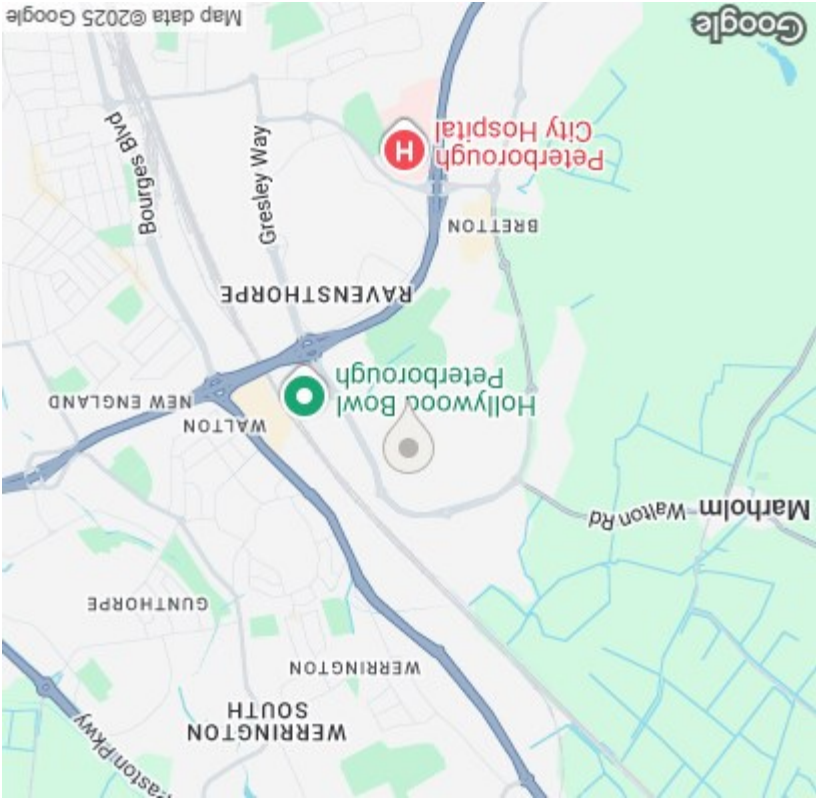
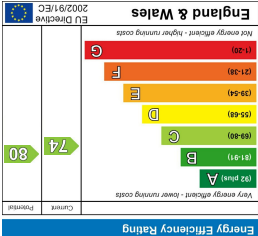
Floor Plan



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



Area Map

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 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, 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 popular residential area of Langley in Bretton, Peterborough, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space, whilst the inviting living space offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Internally comprising of an entrance hallway, a spacious open plan lounge diner, and a modern breakfast kitchen. Furthermore, to the upstairs there are three well-proportioned bedrooms, and a three piece family bathroom with a shower over the bath. One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, a single garage located in a nearby block adds to the practicality of this home, offering secure storage or parking. This property is sold with the added benefit of no forward chain, allowing for a smooth and efficient purchase process.

- Entrance Hall  
4.53 x 1.63 (14'10" x 5'4")
- Lounge Diner  
5.80 x 3.98 (19'0" x 13'0")
- Kitchen  
2.38 x 3.28 (7'9" x 10'9")
- Landing  
1.72 x 2.06 (5'7" x 6'9")
- Master Bedroom  
2.77 x 3.60 (9'1" x 11'9")
- Bedroom Two  
2.97 x 2.66 (9'8" x 8'8")
- Bathroom  
1.81 x 2.06 (5'11" x 6'9")
- Bedroom Three  
2.07 x 2.10 (6'9" x 6'10")
- EPC - C  
74/80
- 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 NOT allowed: 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: Single Garage, Garage En Bloc
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable, Fttp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

