



King Henry Chase
South Bretton, Peterborough, PE3 9XE

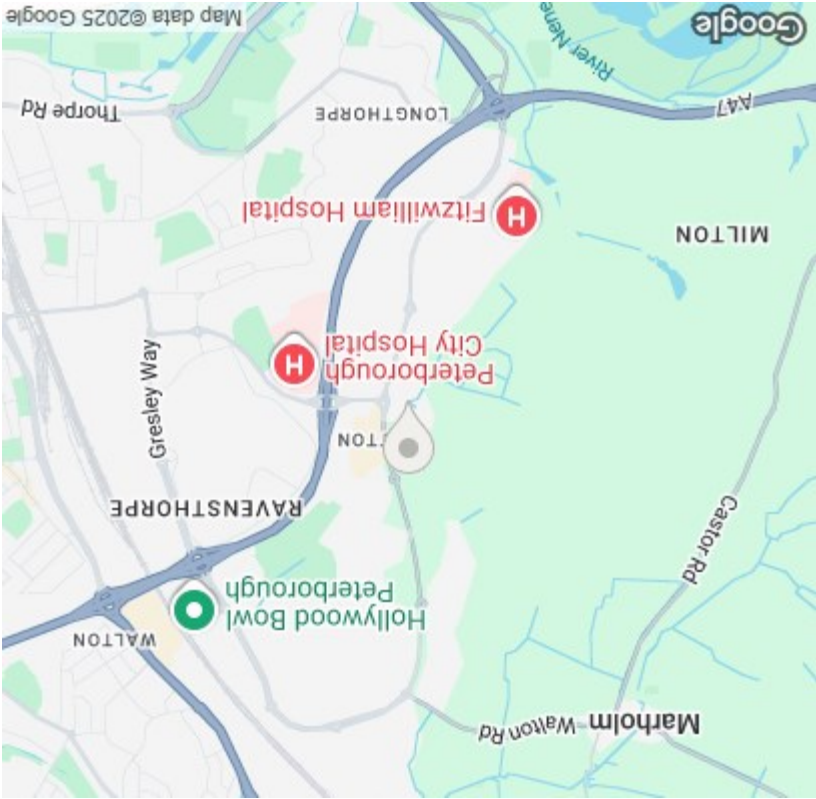
Guide Price £270,000 - Freehold , Tax Band - C



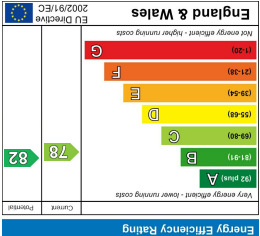
Floor Plan



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.

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 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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Guide Price £270,000 - £280,000

A beautifully presented and spacious modern townhouse in the sought-after King Henry Chase development, South Bretton, offering flexible living over three floors, a refitted kitchen diner and en suite, plus a professionally converted double garage providing additional versatile space, all within easy reach of Peterborough City Hospital and The Fitzwilliam Hospital.

This beautifully presented and deceptively spacious modern townhouse is located within the highly desirable King Henry Chase development in South Bretton, Peterborough, an area much sought after for its convenient access to both Peterborough City Hospital and The Fitzwilliam Hospital, as well as local amenities, schooling, and transport links. The property is offered in good order throughout and has been thoughtfully enhanced by the current owners, making it a versatile and comfortable family home. On the ground floor, the layout begins with an inviting entrance hall leading into a generous living room, which flows through to a stylishly refitted kitchen diner, creating a bright and contemporary space that is perfectly suited for family meals, entertaining, or simply relaxing with garden access at the rear. The first floor offers two well-proportioned bedrooms along with a modern family bathroom, while the top floor is dedicated to an impressive master suite, complete with its own refitted en suite shower room, providing a sense of privacy and luxury.

To the rear of the property, a standout feature is the professionally converted double garage, which has been transformed into an additional high-quality living and working environment. This space currently comprises a separate fitted kitchen equipped with two ovens, a sink, and air conditioning, alongside a useful storage room. Previously operated as the base for a successful luxury cake business, the conversion is incredibly adaptable and could just as easily be repurposed as a home office, studio, gym, or even an annexe for multi-generational living. Externally, the property also benefits from off-street parking. Combining a prime location, flexible living spaces, and modern upgrades, this property represents an excellent opportunity for buyers seeking a home that offers both style and substance in one of Peterborough's most sought-after settings.

- Entrance Hall
1.08 x 1.90 (3'6" x 6'2")
- Living Room
5.17 x 3.15 (16'11" x 10'4")
- Kitchen Diner
2.97 x 4.20 (9'8" x 13'9")
- WC
1.67 x 0.91 (5'5" x 2'11")
- First Floor Landing
3.29 x 0.94 (10'9" x 3'1")
- Bedroom Two
3.03 x 3.52 (9'11" x 11'6")
- Bathroom
2.09 x 2.15 (6'10" x 7'0")
- Bedroom Three
3.01 x 2.17 (9'10" x 7'1")



- Hallway
1.81 x 1.97 (5'11" x 6'5")
- Second Floor
- Master Bedroom
6.14 x 3.42 (20'1" x 11'2")
- En-Suite to Master Bedroom
2.72 x 1.98 (8'11" x 6'5")
- Kitchen In Garage
3.06 x 4.67 (10'0" x 15'3")
- Storage Room In Garage
1.89 x 4.66 (6'2" x 15'3")
- EPC - C
78/82
- 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: Double Garage, Driveway Shared
- 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.

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