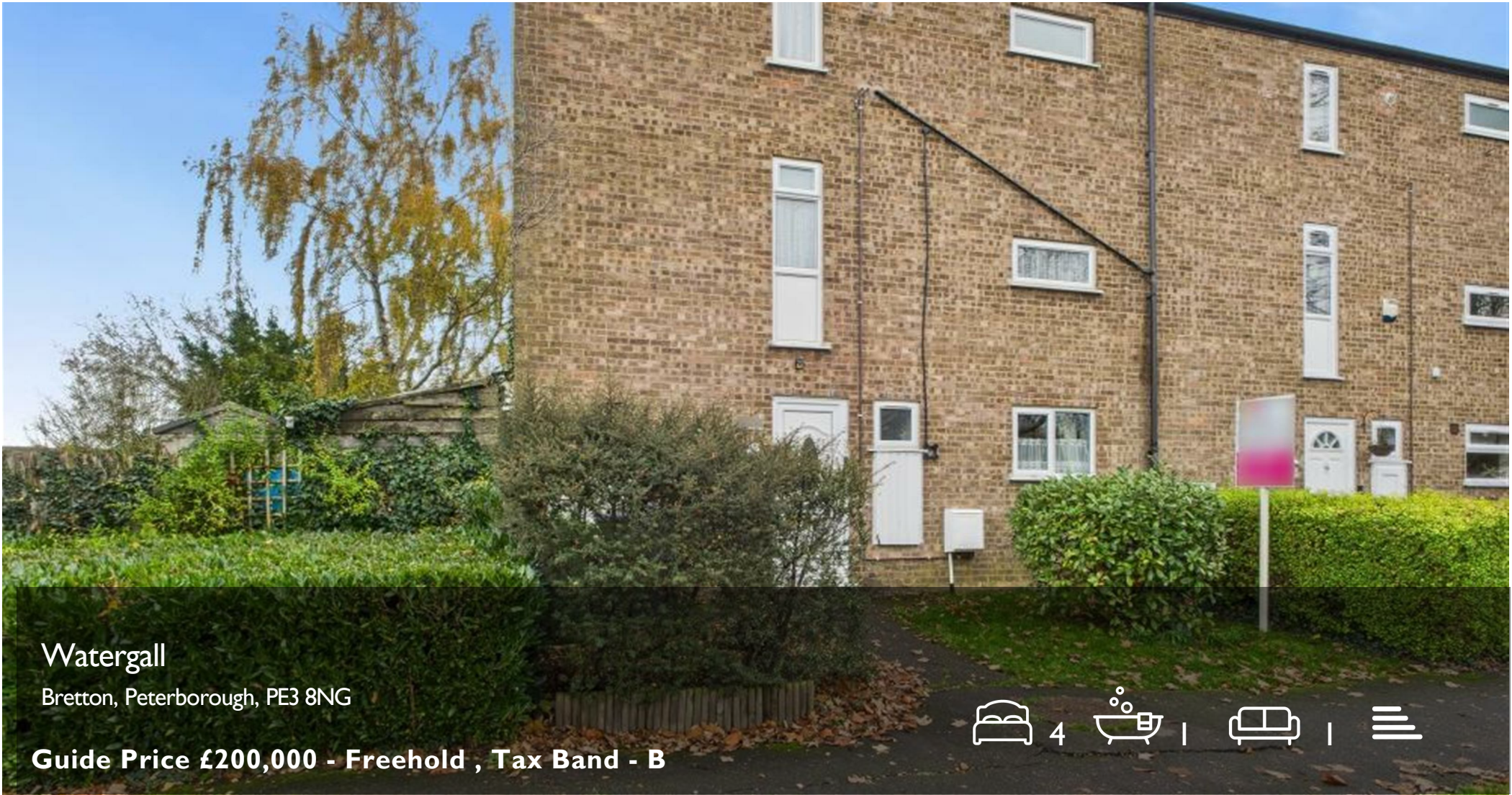




Watergall

Bretton, Peterborough, PE3 8NG

Guide Price £200,000 - Freehold , Tax Band - B



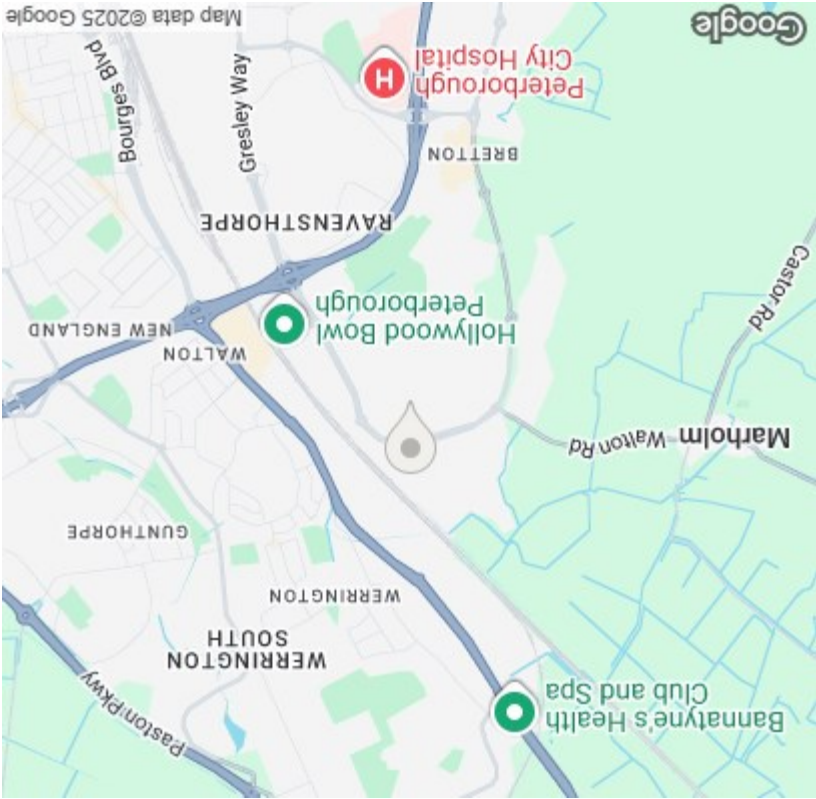
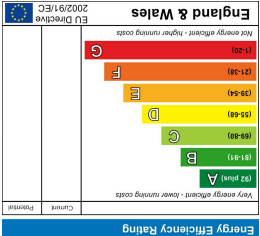
Floor Plan



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 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/>

Watergall

Bretton, Peterborough, PE3 8NG

*** Guide Price £200,000 - £220,000 ***

This exceptionally spacious end-terraced townhouse in the sought-after Watergall area of Bretton offers versatile accommodation across three generous floors, making it perfect for families needing extra room or investors seeking strong rental potential. With flexible living spaces, owned-outright solar panels providing cheap electricity and a feed-in tariff, and proximity to local schools and amenities, the property presents an attractive and practical opportunity, further enhanced by the benefit of no forward chain.

This extremely spacious end-terraced townhouse in the popular Watergall area of Bretton offers an impressive and highly versatile layout arranged over three well-designed floors, making it an ideal choice for growing families seeking abundant living space or investors looking for a strong, reliable return on investment. The ground floor opens into a welcoming entrance hall that leads to a flexible room currently labelled as Bedroom Four/Dining Room, perfect for use as a guest room, formal dining space, home office, or playroom, alongside a convenient VVC and a generously sized kitchen positioned at the rear, offering excellent storage and room for family dining. Moving up to the first floor, the layout continues to impress with a bright landing connecting a well-proportioned master bedroom and a spacious living room that spans the depth of the property, providing an inviting and comfortable space for relaxation or entertaining. The top floor features two further double bedrooms, both light and airy, along with a family bathroom and additional landing space, making the upper level ideal for children, guests, or a private workspace. The property's design is exceptionally adaptable, and similar homes in the area have successfully been converted into HMOs, presenting a strong opportunity for investors. The owned-outright solar panels provide both reduced energy costs and a feed-in tariff, adding valuable long-term efficiency and income benefits. Situated close to schools, shops, and other amenities, and offered for sale with no forward chain, this townhouse combines practicality, space, and potential in a highly convenient location, making it a superb opportunity for a wide range of buyers.

Entrance Hall
3.32 x 1.80 (10'10" x 5'10")

WC
0.77 x 1.77 (2'6" x 5'9")

Kitchen
3.60 x 5.41 (11'9" x 17'8")

Dining Room/Bedroom Four
3.48 x 3.45 (11'5" x 11'3")

First Floor Landing
1.60 x 1.83 (5'2" x 6'0")

Living Room
3.59 x 5.40 (11'9" x 17'8")

Master Bedroom
3.50 x 3.46 (11'5" x 11'4")

Second Floor Landing
2.95 x 0.88 (9'8" x 2'10")

Bedroom Two
3.26 x 3.53 (10'8" x 11'6")

Bathroom
1.98 x 1.83 (6'5" x 6'0")



Bedroom Three
3.20 x 3.51 (10'5" x 11'6")

EPC - C
73/81

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: Communal Car Park No Allocated Space
Solar Panels: Yes - Owned Outright
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 - 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.

