

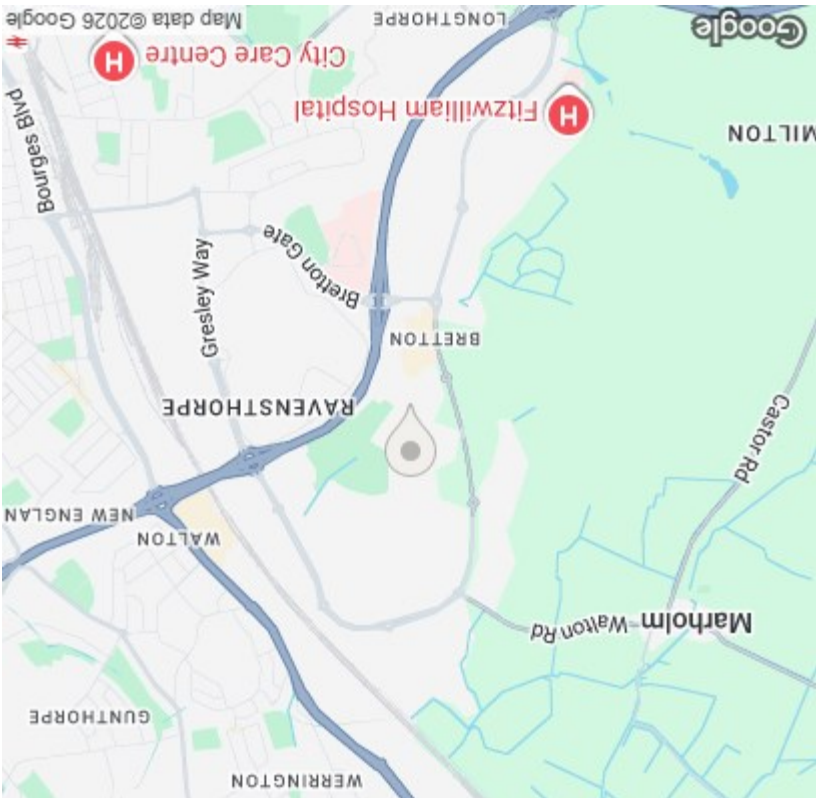
Disclaimer Important Notice: In accordance with the Property Information Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, purchases and specific fittings (such as 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.westofborough.gov.uk/residents/housing/selective-licensing/selective-licensing>

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Energy Efficiency Rating		EU Directive	2020/9/EC
Available	Climate	86	63
<p>England &amp; Wales</p> <p>Net energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p> <p>Net energy efficient - higher running costs</p>			

## Energy Efficiency Graph



## Area Map



## Floor Plan



# Benland

Bretton, Peterborough, PE3 8ED

**£190,000 - Freehold , Tax Band - A**



Benland

Bretton, Peterborough, PE3 8ED

This deceptively spacious terraced property in the popular Benland area of Bretton, Peterborough offers an excellent opportunity for families and first-time buyers alike. Thoughtfully laid out, the home boasts three generous double bedrooms, providing flexible living space to suit modern lifestyles. Conveniently located within walking distance of local schools, everyday amenities and transport links, it also benefits from easy access to Peterborough City Hospital, making commuting straightforward. Externally, the property features a low-maintenance, enclosed rear garden ideal for relaxing or entertaining along with the added practicality of a single garage and allocated parking, ensuring both comfort and convenience.

This well-proportioned terraced home in the sought-after Benland area of Bretton, Peterborough offers deceptively spacious and well-balanced accommodation arranged over two floors, making it an ideal choice for families and first-time buyers alike. On the ground floor, the property is entered via a welcoming entrance hall that provides access to a comfortable living room, perfect for relaxing or entertaining. To the rear, a generous kitchen diner forms the heart of the home, offering ample space for both cooking and family dining, with the added benefit of a separate utility room that enhances practicality and keeps everyday chores neatly tucked away. The first floor continues the sense of space with three well-sized double bedrooms, including a particularly spacious main bedroom, all offering flexibility for family living, home working or guest accommodation. A modern bathroom is complemented by a separate WC, providing added convenience for busy households. The layout is thoughtfully designed to maximise comfort and functionality throughout. Externally, the property benefits from a low-maintenance, enclosed rear garden, ideal for outdoor enjoyment with minimal upkeep, while allocated parking and a single garage provide valuable off-road parking and storage. Situated within walking distance of local schools, amenities and transport links, and offering easy access to Peterborough City Hospital, this home combines a practical layout with a convenient location, making it a highly appealing option for a wide range of buyers.

**Entrance Hall**  
1.79 x 4.16 (5'10" x 13'7")

**Living Room**  
3.11 x 4.16 (10'2" x 13'7")

**Kitchen Diner**  
5.09 x 2.27 (16'8" x 7'5")

**Utility Room**  
3.16 x 1.03 (10'4" x 3'4")

**Landing**  
0.90 x 3.41 (2'11" x 11'2")

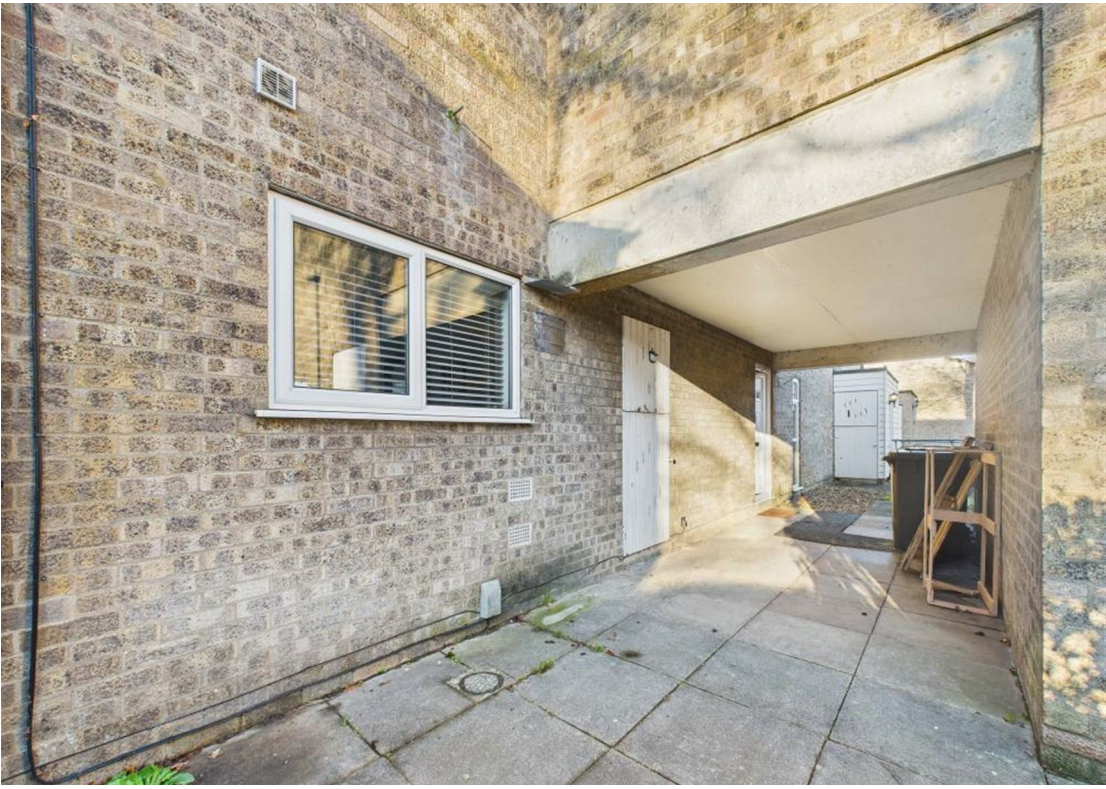
**Master Bedroom**  
4.05 x 2.90 (13'3" x 9'6")

**Bedroom Two**  
3.14 x 1.99 (10'3" x 6'6")

**WC**  
0.95 x 1.48 (3'1" x 4'10")

**Bathroom**  
1.61 x 1.43 (5'3" x 4'8")

**Bedroom Three**  
2.38 x 2.77 (7'9" x 9'1")



**EPC - D**  
63/86

**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: Garage Bloc  
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 - Excellent, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**