



128 Deerleap
Bretton, Peterborough
PE3 9YD

A well-presented and recently redecorated first floor apartment offering spacious accommodation, a garage en bloc, and a convenient location close to local amenities, transport links, and Peterborough City Hospital—ideal for first-time buyers or investors.

• IDEAL FOR FIRST TIME BUYERS

• SINGLE GARAGE

• DOUBLE BEDROOM

• L-SHAPED LIVING AND DINING ROOM

• FOUR-PIECE BATHROOM WITH SEPARATE SHOWER CUBICLE

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• EASY ACCESS TO PETERBOROUGH HOSPITAL

• CLOSE TO A47 AND TRAVEL LINKS

• CLOSE TO BUS ROUTES AND AMENITIES INCLUDING BRETTON SHOPPING CENTRE

Viewings: By appointment

£75,000

ENTRANCE HALL
7'9" x 3'4"
Timber door to front, intercom system, access to:

LIVING/DINING ROOM
18'4" x 15'3"
UPVC double glazed window to side, radiator, storage cupboard, fitted carpet to lounge area, lino flooring to dining space, door to:

KITCHEN
7'5" x 7'6"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted four ring hob, extractor fan, space for other appliances.

BEDROOM
10'2" x 10'6"
UPVC double glazed window to rear, fitted carpet, radiator, storage cupboard.

BATHROOM
7'7" x 6'8"
Four-piece suite with was hand basin, WC, corner bath and separate shower cubicle.

OUTSIDE
The development is surrounded by green space and offers secure fob or key access. There is a single garage en-bloc.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC