

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/>

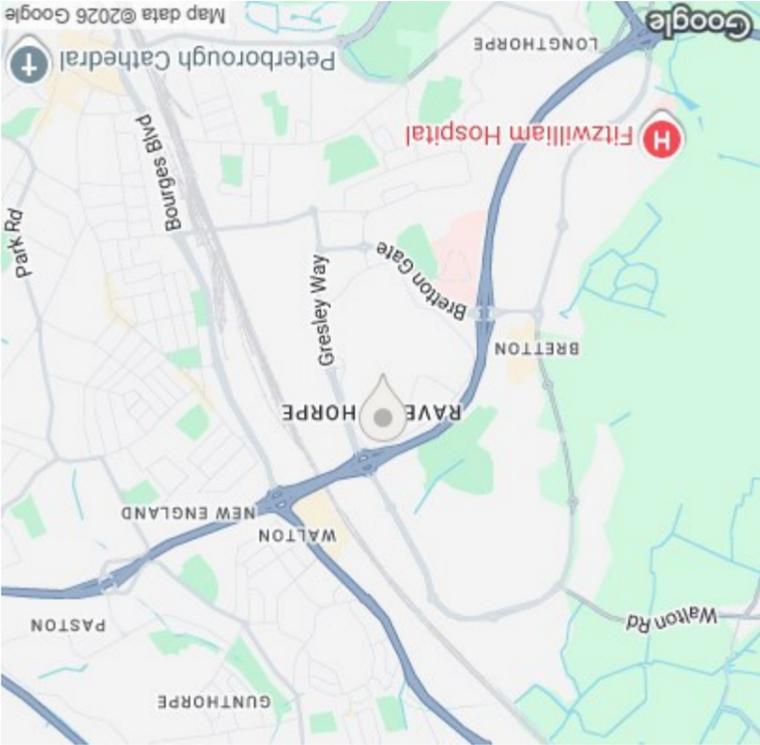
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs  
77  
84

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Bradden Street**

Ravensthorpe, Peterborough, PE3 7JP

**Guide Price £200,000 - Freehold , Tax Band - A**



## Bradden Street

### Ravensthorpe, Peterborough, PE3 7JP

Situated on a quiet cul-de-sac on Bradden Street in the popular Ravensthorpe area of Peterborough, this deceptively spacious semi-detached property offers an excellent opportunity for first-time buyers or growing families alike. The home boasts two generous double bedrooms and a well-proportioned layout that maximises space throughout, creating a comfortable and welcoming living environment. Externally, the property benefits from a good-sized, private and enclosed rear garden, ideal for relaxing or entertaining, along with a large driveway providing off-road parking for several vehicles and a single garage for added convenience. With its peaceful setting combined with close proximity to Peterborough City Centre and local amenities, this home perfectly balances privacy, space and accessibility.

Located on a quiet cul-de-sac on Bradden Street in the sought-after Ravensthorpe area of Peterborough, this well-presented and deceptively spacious semi-detached home is thoughtfully arranged over two floors, making it ideal for first-time buyers or small families. The ground floor opens into a welcoming entrance hall that provides access to the main living areas and the staircase to the first floor. To the front of the property is a generously sized living room, offering a comfortable and versatile space for everyday living and relaxation. To the rear, the kitchen diner forms the heart of the home, providing ample room for both cooking and dining, with a practical layout that suits modern family life. This space is further enhanced by the convenience of a ground floor WC and an adjoining storage room, ideal for household essentials, with direct access leading out to the rear garden. Upstairs, the first floor comprises two well-proportioned double bedrooms, both offering excellent natural light and flexible space for furnishings. The principal bedroom benefits from a particularly spacious feel, while the second bedroom is equally suitable as a guest room, child's bedroom or home office. A centrally located family bathroom completes the first floor, accessed from the landing. The overall layout of the property is well balanced and efficiently designed, offering comfortable living space throughout. Combined with its desirable location close to Peterborough City Centre and local amenities, this home presents an excellent opportunity for buyers seeking a practical yet welcoming property in a peaceful residential setting.

#### Entrance Hall

0.99 x 1.42 (3'2" x 4'7")

#### Living Room

4.39 x 3.50 (14'4" x 11'5")

#### Kitchen Diner

2.56 x 4.52 (8'4" x 14'9")

#### Storage Room

1.88 x 0.95 (6'2" x 3'1")

#### WC

1.82 x 0.89 (5'11" x 2'11")

#### Landing

1.96 x 1.84 (6'5" x 6'0")

#### Master Bedroom

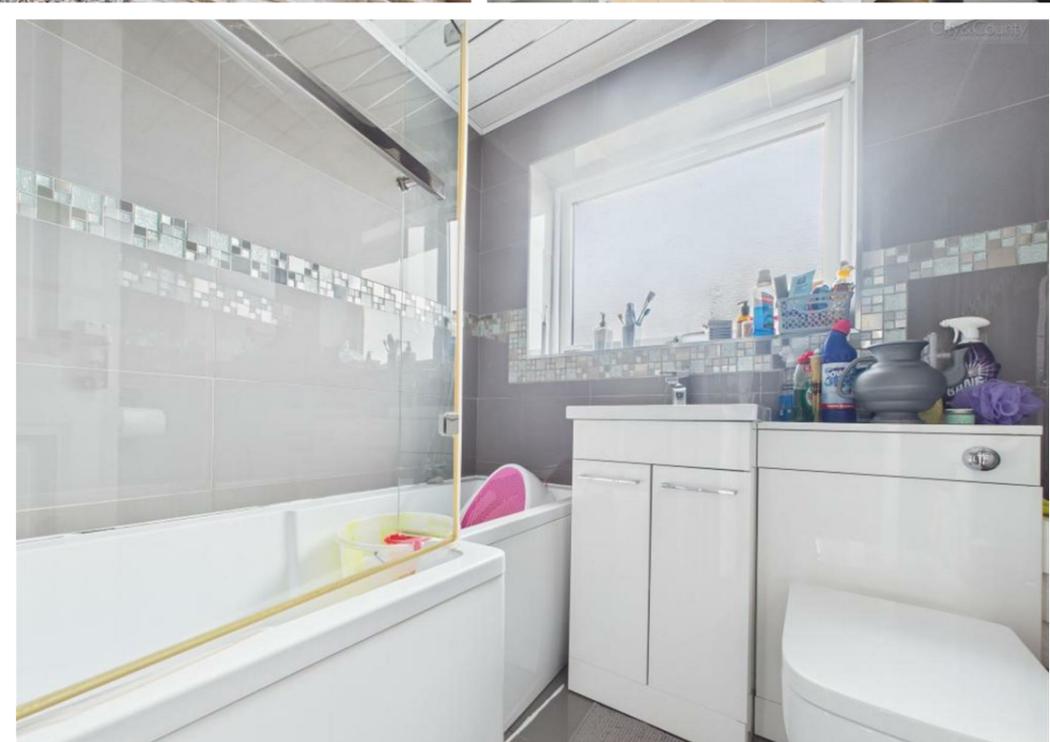
3.19 x 4.53 (10'5" x 14'10")

#### Bathroom

1.68 x 1.86 (5'6" x 6'1")

#### Bedroom Two

3.78 x 2.56 (12'4" x 8'4")



#### EPC - C

77/84

#### 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: Not Known  
 Listed building: No  
 Permitted development: Not Known  
 Holiday home rental: Not Known  
 Restrictive covenant: Not Known  
 Business from property NOT allowed: Not Known  
 Property subletting: Not Known  
 Tree preservation order: No  
 Other: Not Known  
 Right of way public: No  
 Right of way private: Not Known  
 Registered easements: Not Known  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Single Garage, Driveway Private  
 Solar Panels: Yes - Leased  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fixed Wireless  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: TBC

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.

