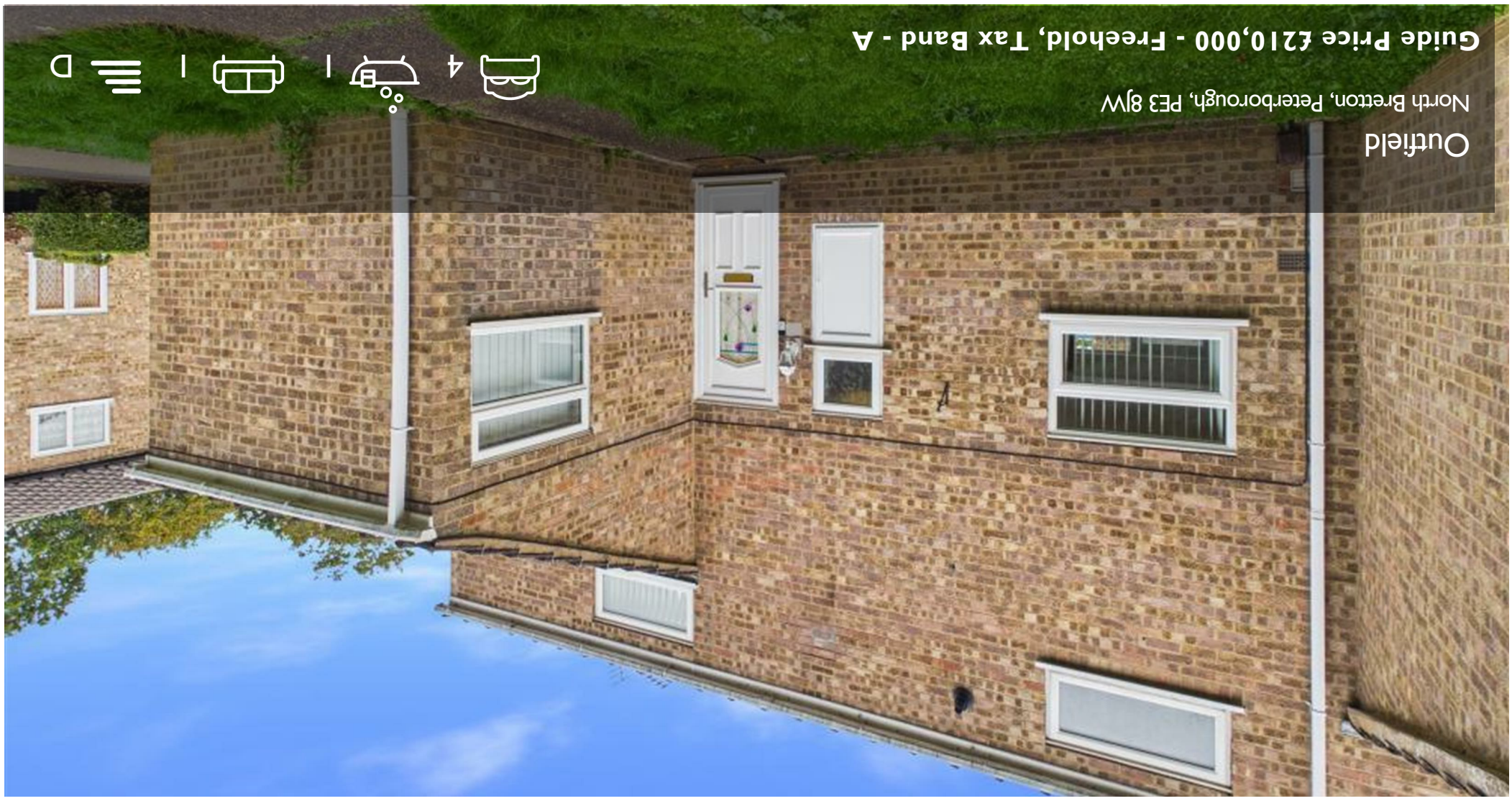


Outfield

North Bretton, Peterborough, PE3 8JW

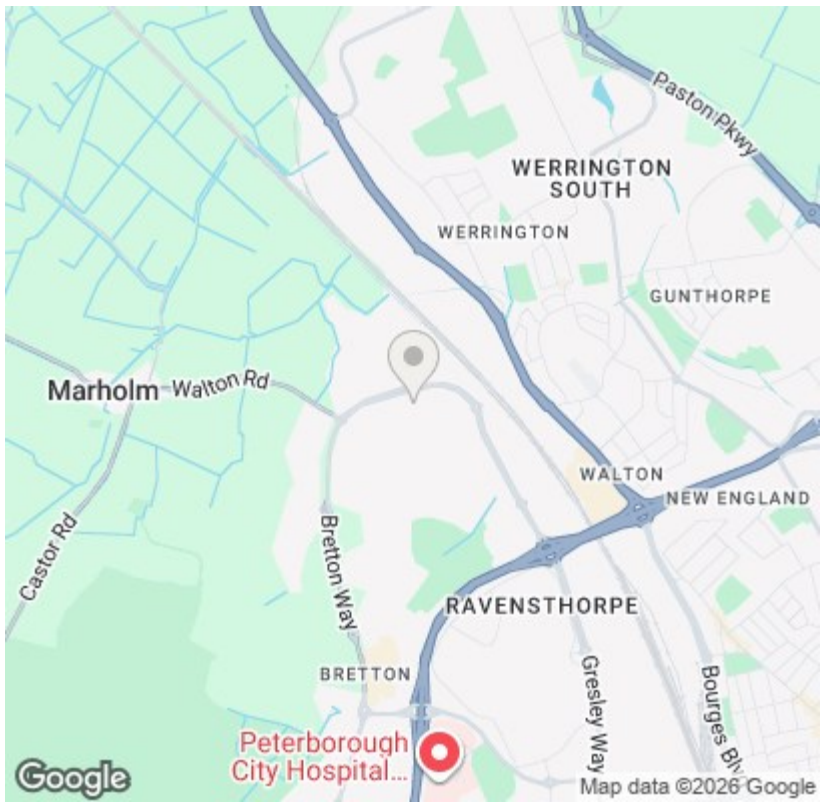
Guide Price £210,000 - Freehold, Tax Band - A

4 | | D

Floor Plan



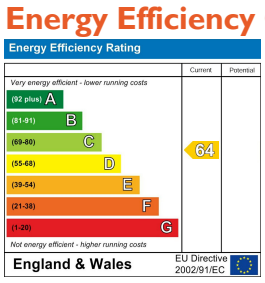
Area Map



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



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Outfield

North Bretton, Peterborough, PE3 8JW

** Guide Price £210,000 - £220,000 **

A well presented four bedroom end of terrace home, situated within a quiet cul-de-sac in the popular residential area of North Bretton. Offered for sale with no forward chain, the property provides a kitchen diner, separate living room, downstairs WC and an upstairs family bathroom. Outside, there is a private enclosed rear garden, together with parking and a single garage. An excellent opportunity for first time buyers and families alike, offering flexible accommodation in a convenient location.

Located on Outfield in North Bretton, this four bedroom home offers spacious and practical accommodation, making it an appealing choice for buyers looking to take their first step onto the property ladder or secure a home with room to grow. The ground floor begins with an entrance hall leading through to a separate living room, providing a comfortable space to relax, while the kitchen diner offers a dedicated area for cooking and enjoying meals together. A downstairs bedroom, complemented by a convenient downstairs WC. Upstairs, three bedrooms provide flexibility for family living, guests or working from home, with a family bathroom serving the first floor. The property also benefits from a private enclosed rear garden, offering space to unwind outdoors, alongside parking and a single garage for added convenience. Set within a quiet cul-de-sac, the home enjoys a pleasant residential setting while remaining within reach of local amenities, schools and transport links around North Bretton and the wider Peterborough area. Offered with no forward chain, this property presents an attractive opportunity for those seeking a spacious home with practical features and scope to make it their own.

Entrance Hall
3.00 x 1.83 (9'10" x 6'0")

Bedroom Four
2.71 x 2.68 (8'10" x 8'9")

Living Room
4.63 x 3.47 (15'2" x 11'4")

Kitchen Diner
3.30 x 5.37 (10'9" x 17'7")

WC
1.67 x 0.75 (5'5" x 2'5")

Landing
4.00 x 0.88 (13'1" x 2'10")

Master Bedroom
3.34 x 3.55 (10'11" x 11'7")

Bedroom Two
3.01 x 3.49 (9'10" x 11'5")

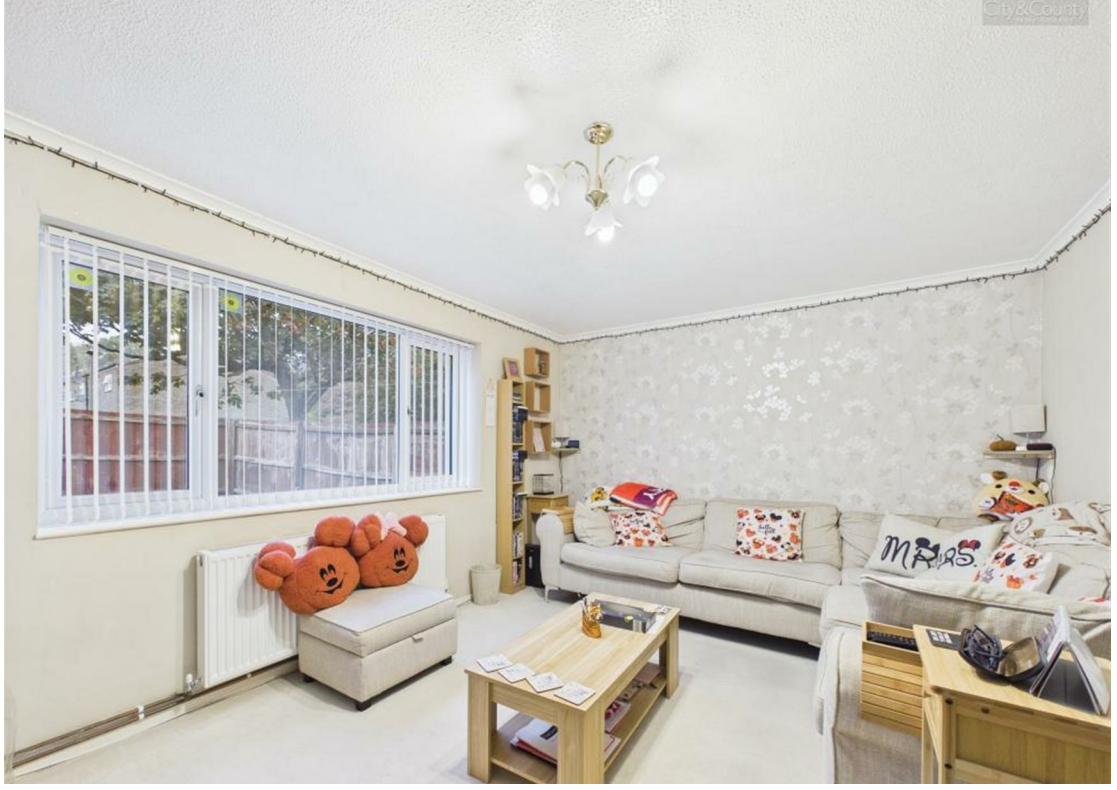
Bathroom
1.91 x 1.76 (6'3" x 5'9")

Bedroom Three
1.69 x 3.52 (5'6" x 11'6")

Storage Cupboard
1.89 x 0.88 (6'2" x 2'10")

Garage
2.46 x 5.23 (8'0" x 17'1")

EPC - D
64/79

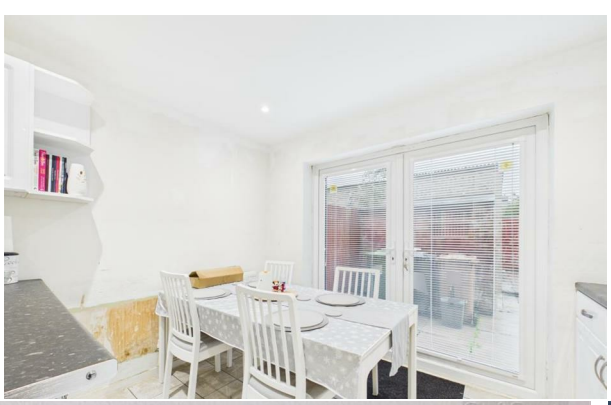


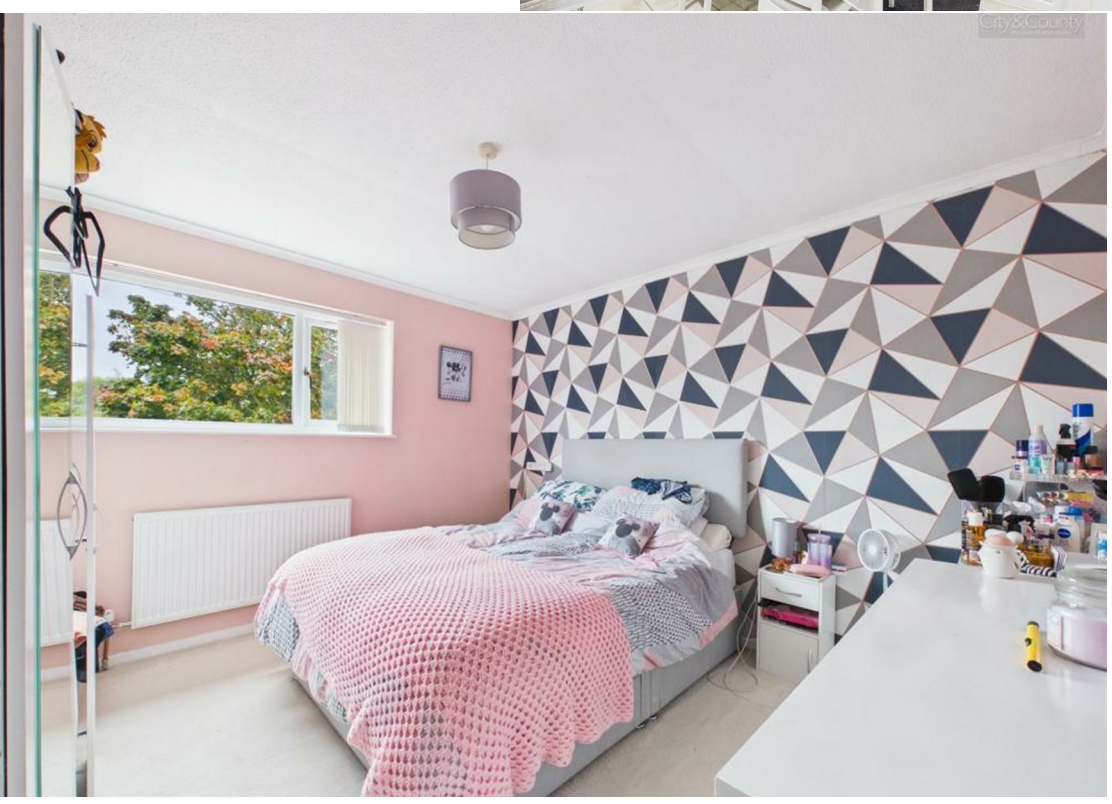


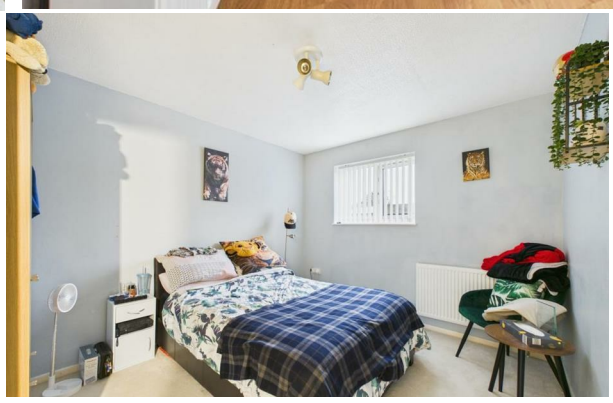




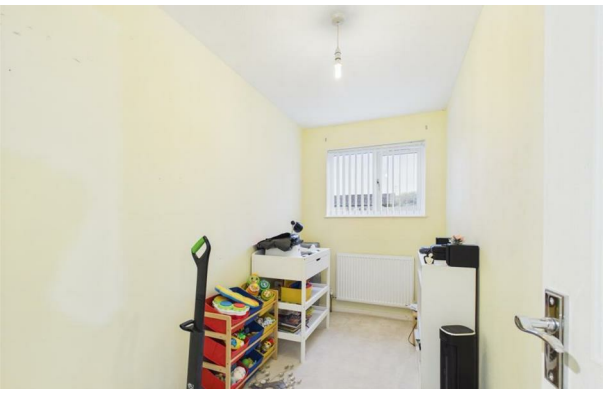
















Tenure - Freehold

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 (answer yes if there are restrictions, eg does not allow pets): 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 Allocated Space, Single Garage, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.