

## Energy Efficiency Graph



## Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 569365 if you wish to arrange a viewing  
apponiment for this property or require further information.

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## Viewing



## Floor Plan



## Adderley

Bretton, Peterborough, PE3 8RA

A refurbished end terraced home situated in the popular Adderley area of Bretton, Peterborough, offering spacious and well-presented accommodation ideal for first-time buyers or buy-to-let investors, benefiting from an enclosed rear garden with shed, gated rear access previously used for off-road parking and the added advantage of no forward chain.

This refurbished end terraced home is ideally positioned in the popular Adderley area of Bretton, Peterborough and offers spacious, well-balanced accommodation that will appeal equally to first-time buyers and buy-to-let investors, and is further enhanced by the added benefit of no forward chain. The property is entered via a welcoming entrance hall which provides a practical first impression with access to a convenient ground floor WC, before leading through to the heart of the home where the layout flows naturally between rooms, with a modern kitchen diner offering generous space for both everyday cooking and dining, making it ideal for family life or entertaining, while the adjoining living room provides a bright and comfortable reception space with plenty of room for furnishings and a relaxed seating arrangement; stairs rise from the hallway to the first-floor landing, which connects all upper rooms and creates a sense of separation between living and sleeping areas, where the master bedroom offers a comfortable retreat, complemented by two further well-proportioned bedrooms that are flexible enough to suit family living, home working or guest use, all served by a neatly arranged family bathroom. Externally, the property continues to impress with an enclosed rear garden that offers a good level of privacy and a secure space for outdoor enjoyment, complete with a useful shed for storage, while rear gates provide access to the back of the plot and have previously been used to create off-road parking if desired, adding a valuable practical feature. Well presented throughout and ready to move into, this attractive end terrace combines location, space and convenience, making it a compelling opportunity for a wide range of buyers.

**Entrance Hall**  
5.25 x 1.77 (17'2" x 5'9")

**WC**  
1.72 x 0.79 (5'7" x 2'7")

**Living Room**  
3.58 x 5.36 (11'8" x 17'7")

**Kitchen Diner**  
5.27 x 2.63 (17'3" x 8'7")

**Landing**  
3.58 x 1.79 (11'8" x 5'10")

**Master Bedroom**  
3.87 x 3.49 (12'8" x 11'5")

**Bathroom**  
1.71 x 2.06 (5'7" x 6'9")

**Bedroom Two**  
4.99 x 2.69 (16'4" x 8'9")

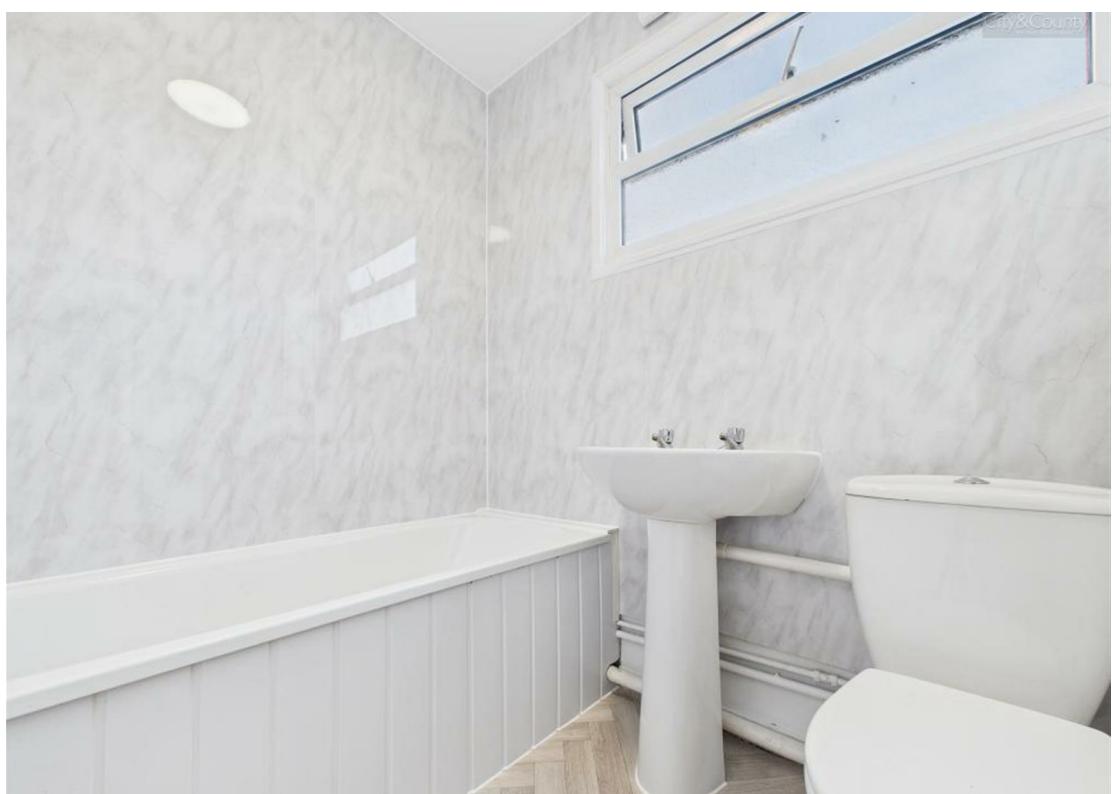
**Bedroom Three**  
3.50 x 2.64 (11'5" x 8'7")

**EPC - C**  
73/85

**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: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, 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.