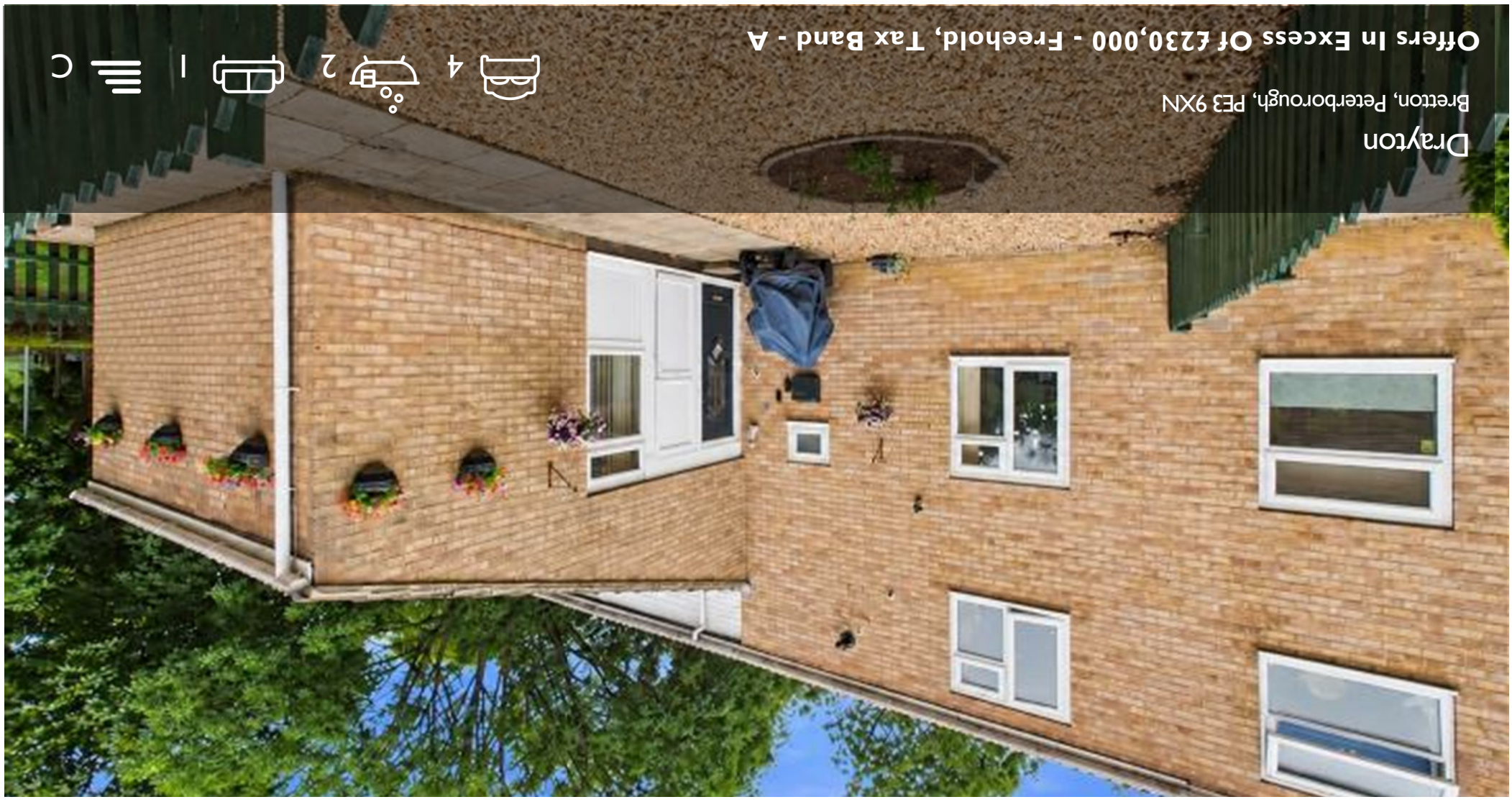


Drayton

Bretton, Peterborough, PE3 9XN

Offers In Excess Of £230,000 - Freehold, Tax Band - A

4 2 1 C

Floor Plan



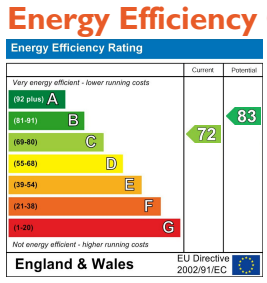
Area Map



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.

Drayton

Bretton, Peterborough, PE3 9XN

A well proportioned four bedroomed end of terrace home, ideally situated within a private cul-de-sac location and offering spacious and versatile accommodation throughout. The property benefits from a kitchen/dining room, separate living room, downstairs cloakroom, family bathroom and additional shower room, making it particularly well suited to modern family living. Externally, there is a landscaped rear garden with a dedicated hot tub area, while communal parking is available nearby. The property would make an excellent first time purchase or investment opportunity.

The accommodation provides a welcoming entrance leading through to the main living areas, with the kitchen/dining room offering a practical space for everyday living and entertaining. The ground floor is further complemented by a useful cloakroom, while to the first floor are four bedrooms, together with the family bathroom and separate shower room. Outside, the landscaped rear garden provides a pleasant private space to relax and entertain, with the additional hot tub area creating a particularly attractive feature. The private cul-de-sac setting and availability of communal parking further add to the practicality of the property, which is situated on Drayton in Bretton, with a range of local amenities, schools and transport links within the surrounding area.

Entrance Hall

Lounge
3.48 x 5.29 (11'5" x 17'4")

WC
0.81 x 1.40 (2'7" x 4'7")

Kitchen Diner
5.42 x 3.56 (17'9" x 11'8")

Bedroom Four
3.24 x 4.13 (10'7" x 13'6")

Wet Room
1.38 x 1.98 (4'6" x 6'5")

Landing
0.90 x 5.08 (2'11" x 16'7")

Master Bedroom
3.52 x 3.02 (11'6" x 9'10")

Bedroom Two
3.54 x 2.95 (11'7" x 9'8")

Bathroom
1.89 x 1.82 (6'2" x 5'11")

Bedroom Three
3.44 x 2.95 (11'3" x 9'8")

EPC - C
72/83

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

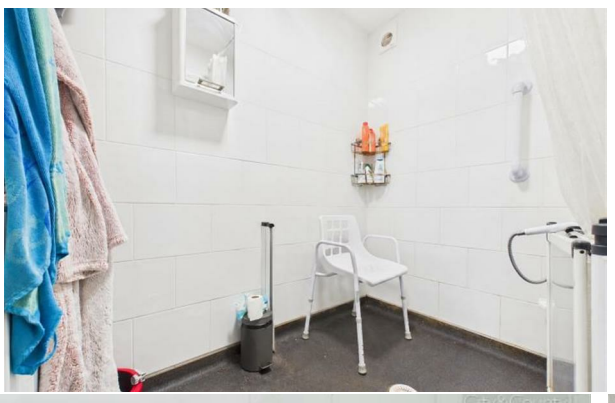


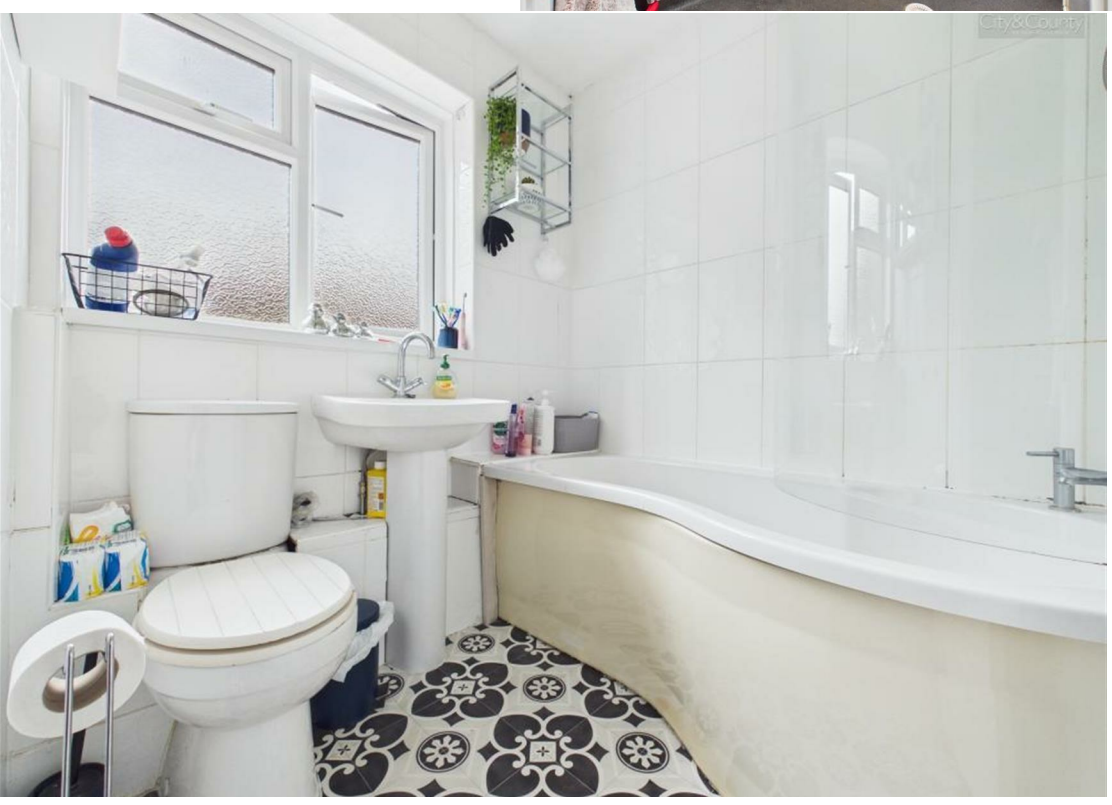
















Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: 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 No Allocated Space, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Satellite
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.





