

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

A Google Map showing the location of Fitzwilliam Hospital in Peterborough, UK. The hospital is marked with a red 'H' icon. The map includes labels for Peterborough Cathedral, Bourges Blvd, Park Rd, Gresley Way, Bretton Gate, BRETON, RAVE HORPE, NEW ENGLAND, WALTON, PASTON, GUNTHORPE, LONGHORPE, and Watton Rd. The A14 road is also visible.

## Area Map



## Floor Plan



## 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 WVC 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")

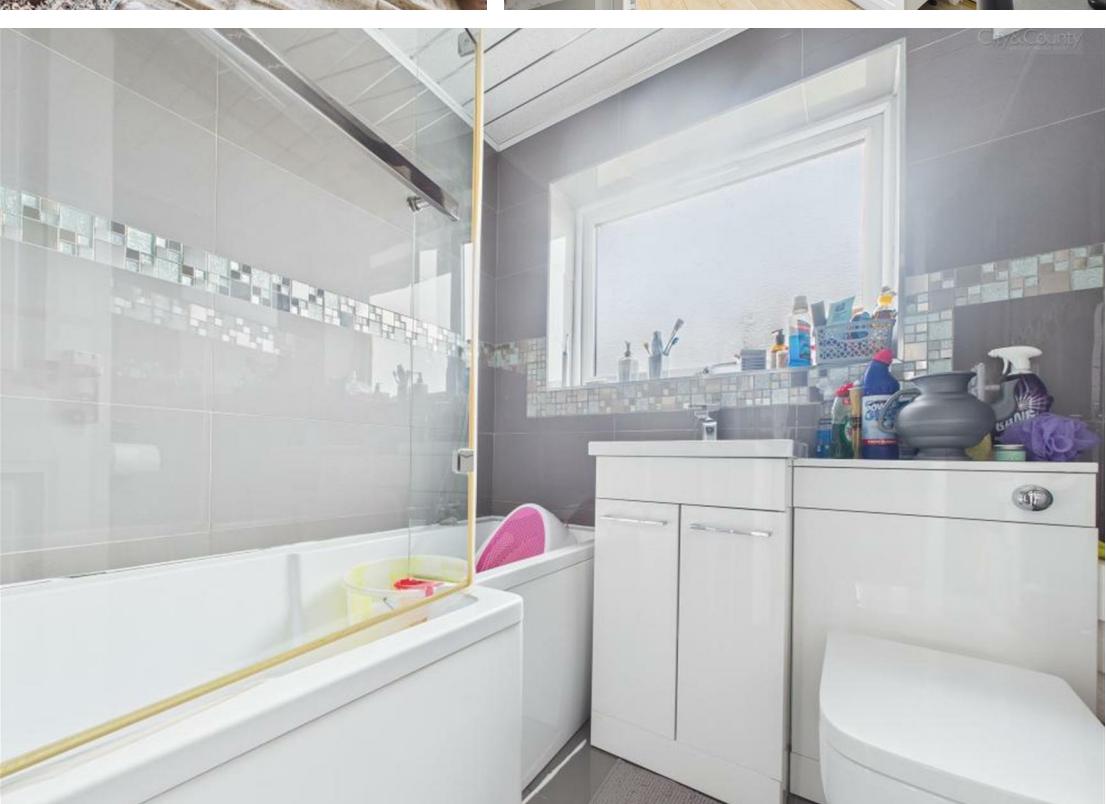
**WC**  
1.82 x 0.89 (5'11" x 2'11")

**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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**