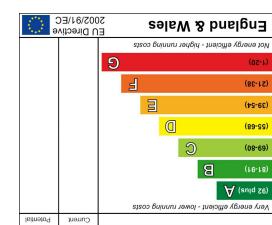
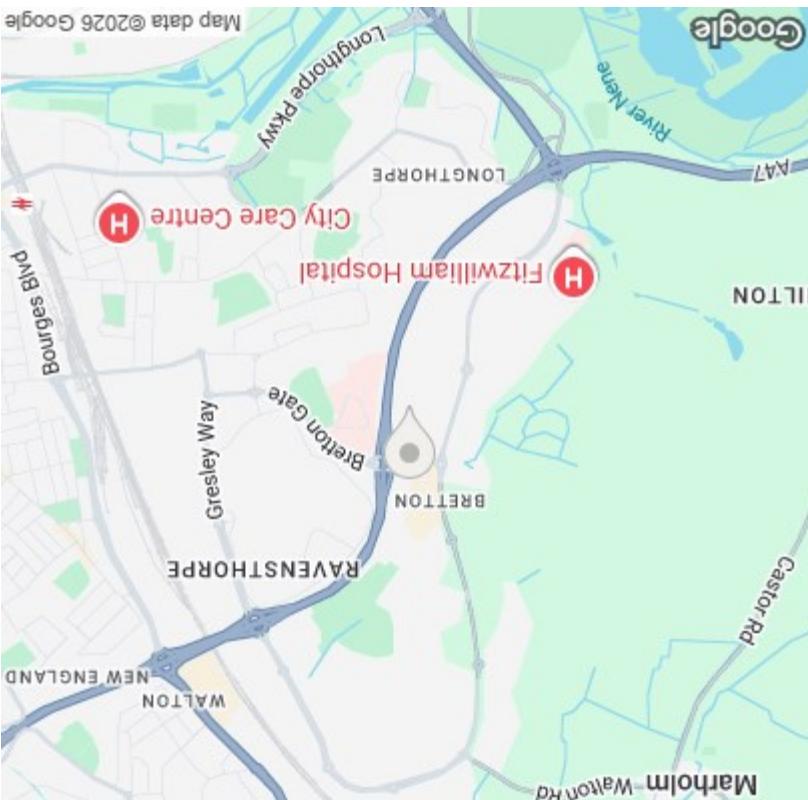


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL. <https://www.propertyguru.com/realestate/licensing/houses/leasing-selective-licensing/licensing-selective-licensing>



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.

Please contact our City & County Estate Agents - Peterborough

Viewing



Floor Plan



Cleatham

Bretton, Peterborough, PE3 9XG

Guide Price £220,000 - £230,000

Offered for sale with no forward chain, this extremely spacious semi-detached home in the sought-after area of Cleatham, South Bretton, presents an exciting opportunity for buyers seeking generous living space in a prime location close to Peterborough City Hospital and Fitzwilliam Hospital. Occupying a substantial plot with front and rear gardens, an oversized garage and off-road parking, the property provides well-proportioned accommodation throughout and excellent potential for cosmetic enhancement, making it ideal for families or those looking to create a home tailored to their own style and specification.

Situated in the highly desirable area of Cleatham in South Bretton, conveniently close to both Peterborough City Hospital and Fitzwilliam Hospital, this extremely spacious semi-detached home offers superbly proportioned accommodation set on a very generous plot with front and rear gardens, making it an ideal opportunity for families and buyers seeking space, location and potential. The property is approached via an entrance hallway which provides a welcoming first impression and gives access to the principal ground floor rooms, with stairs rising to the first floor and a useful ground floor cloakroom/WC positioned just off the hall. To the front of the property is a well-proportioned living room, enjoying a pleasant outlook and offering a comfortable yet versatile space for relaxing or entertaining. Moving through the hallway to the rear, the home opens into an impressive lounge diner that spans the width of the property, creating a wonderfully bright and sociable environment with ample space for both seating and formal dining, and direct access out to the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the dining area is the kitchen, thoughtfully positioned to serve the main living spaces and offering excellent scope for modernisation or reconfiguration to suit individual tastes, with potential to create a contemporary open-plan kitchen/dining arrangement subject to the necessary consents. The first floor landing leads to three well-balanced bedrooms, including a generous master bedroom and two further good-sized rooms that can comfortably accommodate family members, guests or be utilised as a home office, all served by a family bathroom located off the landing. Externally, the property continues to impress, sitting on a substantial plot with a generous frontage and a sizeable rear garden offering excellent outdoor space for children, gardening enthusiasts or future landscaping projects. Adjacent to the house is an oversized garage, providing superb storage or workshop potential, with off-road parking directly in front for added convenience. The home benefits from gas central heating powered by a modern Worcester boiler, and while it would benefit from a scheme of cosmetic improvements, it presents a fantastic opportunity to personalise and add value. Offered for sale with no forward chain, this is a rare chance to acquire a spacious and well-located property in a sought-after residential setting close to key amenities and transport links.

Entrance Hall
2.94 x 3.34 (9'7" x 10'11")

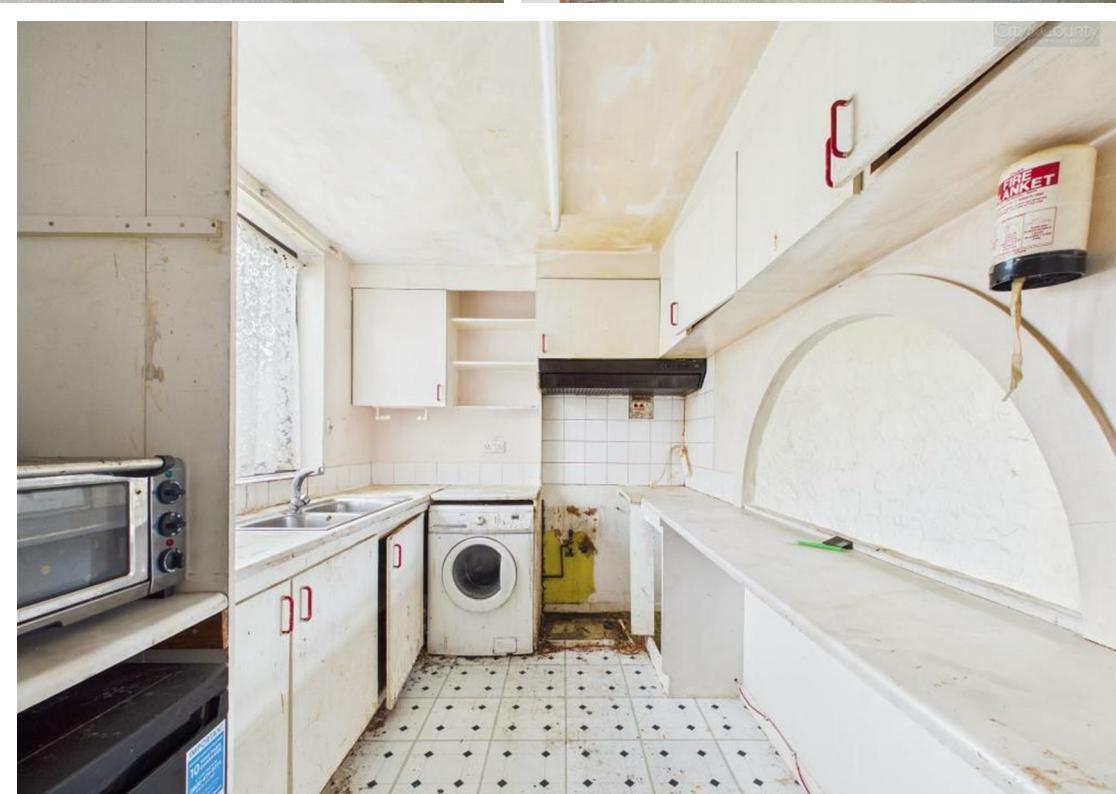
Living Room
4.77 x 4.15 (15'7" x 13'7")

WC
0.79 x 4.15 (2'7" x 13'7")

Lounge Diner
3.51 x 8.92 (11'6" x 29'3")

Kitchen
2.22 x 3.47 (7'3" x 11'4")

Landing
1.78 x 4.96 (5'10" x 16'3")



Master Bedroom
3.53 x 2.98 (11'6" x 9'9")

Bedroom Two
3.53 x 2.92 (11'6" x 9'8")

Bathroom
1.87 x 1.83 (6'1" x 6'0")

Bedroom Three
3.41 x 2.90 (11'2" x 9'6")

Garage
3.19 x 4.56 (10'5" x 14'11")

EPC - Awaiting

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: Single Garage, Driveway Private, Off Street
Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

