

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 of 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 guarantees. 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 licensing 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.

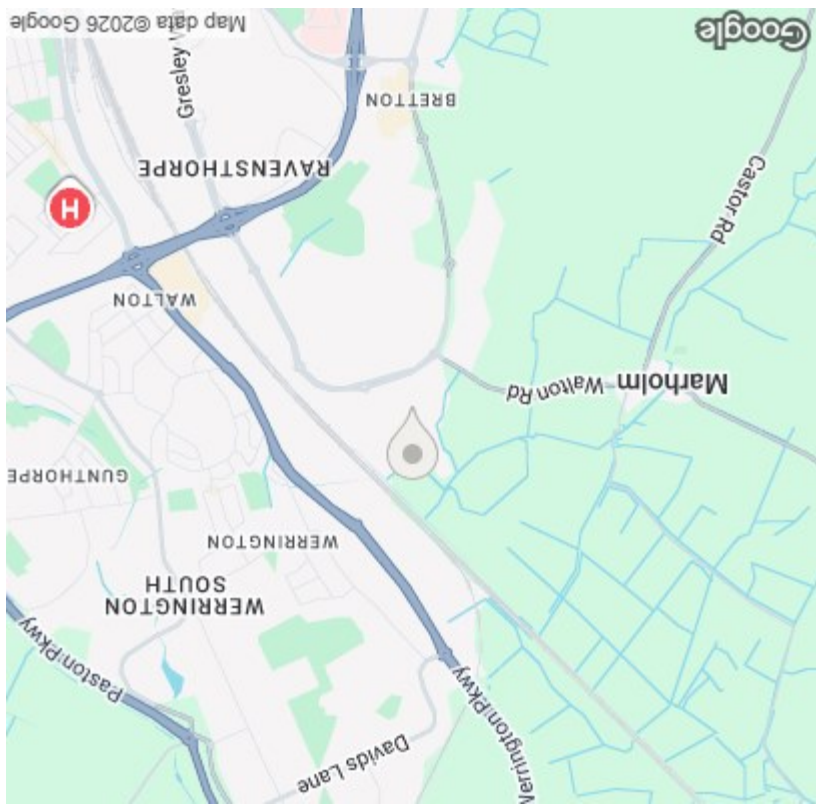
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (89-91)
B (81-91)	B (79-81)
C (69-80)	C (65-78)
D (55-68)	D (51-64)
E (39-54)	E (35-50)
F (29-38)	F (25-34)
G (1-28)	G (1-24)

Any energy efficient lower rating costs
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Energy Efficiency Graph



Area Map



Floor Plan



Oldbrook

Bretton, Peterborough, PE3 8SJ

£185,000 - Freehold , Tax Band - A



Oldbrook

Bretton, Peterborough, PE3 8SJ

Situated in the sought-after area of Oldbrook in Bretton, Peterborough, this well-presented and spacious end-terraced home offers an excellent opportunity for a wide range of buyers, benefiting from a larger than average plot, off-road parking, and low maintenance gardens, all within convenient reach of the city centre; offered for sale with no forward chain, the property combines generous living accommodation with a practical layout, making it ideal for modern family living.

Step inside this well-presented and generously proportioned end-terraced home, ideally situated in the popular area of Oldbrook in Bretton, Peterborough, just a short distance from the city centre, and immediately you are welcomed by a bright and inviting entrance hallway that provides access to the main ground floor accommodation, along with a convenient downstairs WC and staircase leading to the first floor. To the front of the property sits a spacious kitchen diner, thoughtfully laid out to offer ample workspace and room for dining, making it a perfect hub for everyday living and entertaining, while to the rear, the comfortable living room spans the full depth of the house and benefits from direct access to the garden, creating a light and airy space ideal for relaxing or hosting guests; additionally, there is a single attached garage, offering excellent storage or potential for further use, subject to any necessary permissions; upstairs, the landing leads to three well-proportioned bedrooms, including a particularly generous master bedroom stretching along the rear of the property, a second double bedroom to the front, and a versatile third bedroom that could serve equally well as a nursery, home office or guest room, all of which are complemented by a modern family bathroom; externally, the property occupies a larger than average plot for the area, boasting a mature front garden that enhances its kerb appeal, off-road parking, and a low maintenance rear garden perfect for outdoor enjoyment without the upkeep, making it an excellent choice for a range of buyers, and with the added advantage of being offered for sale with no forward chain, this home presents a fantastic opportunity for a smooth and straightforward move.

Entrance Hall
1.77 x 5.33 (5'9" x 17'5")

WC
1.28 x 1.06 (4'2" x 3'5")

Living Room
3.14 x 5.35 (10'3" x 17'6")

Kitchen Diner
2.87 x 5.34 (9'4" x 17'6")

Landing
3.58 x 0.88 (11'8" x 2'10")

Master Bedroom
2.25 x 5.34 (7'4" x 17'6")

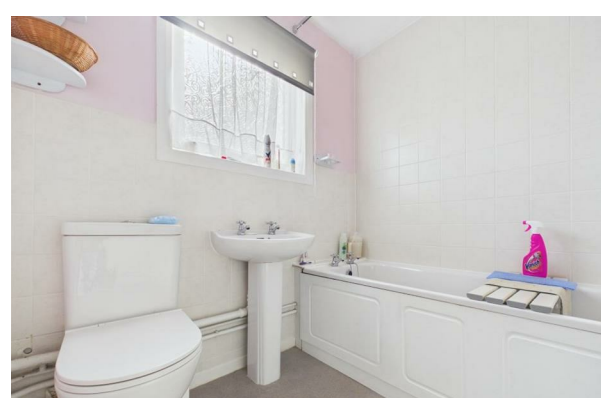
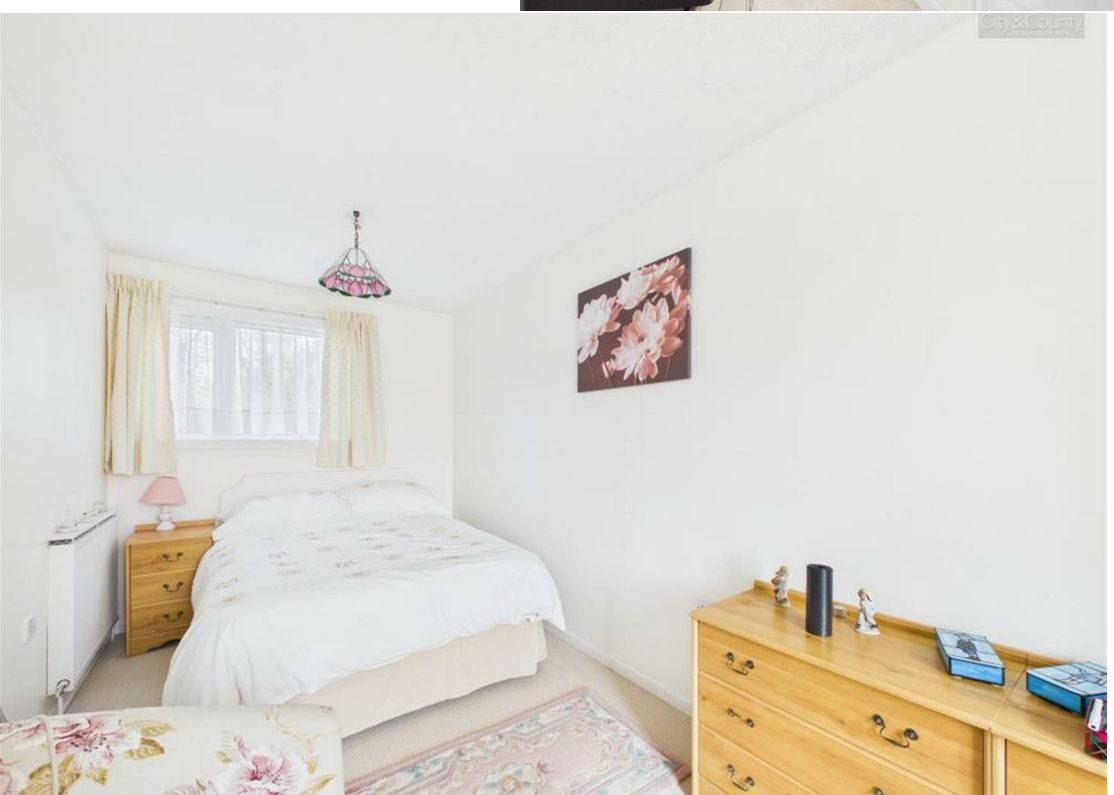
Bedroom Two
2.86 x 3.46 (9'4" x 11'4")

Bathroom
1.98 x 1.76 (6'5" x 5'9")

Bedroom Three
1.68 x 3.47 (5'6" x 11'4")

Garage
2.62 x 5.59 (8'7" x 18'4")

EPC - D
68/75



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Stair Lift
 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: Fttp
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Excellent, 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.

