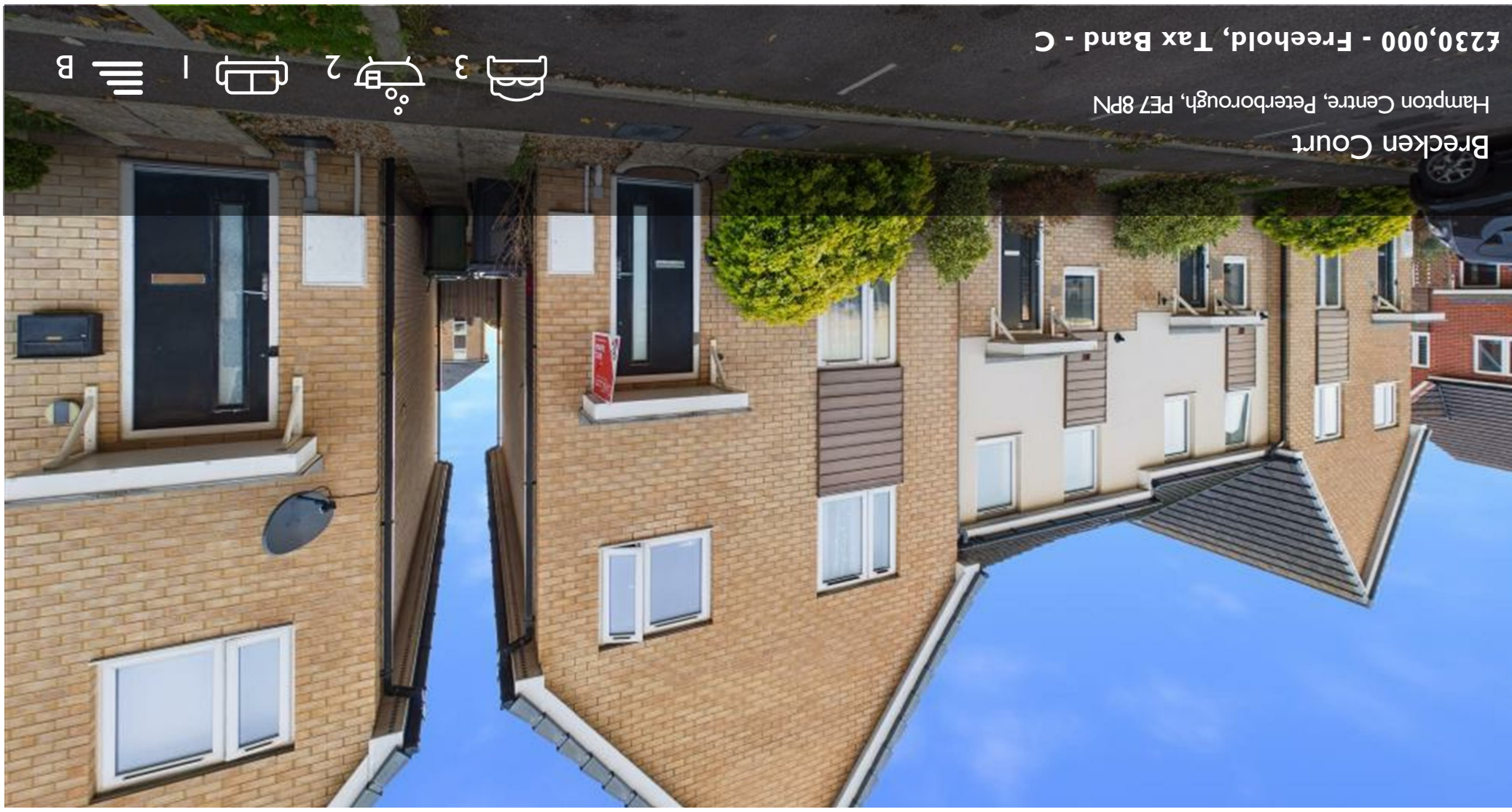


Breckon Court

Hampton Centre, Peterborough, PE7 8PN

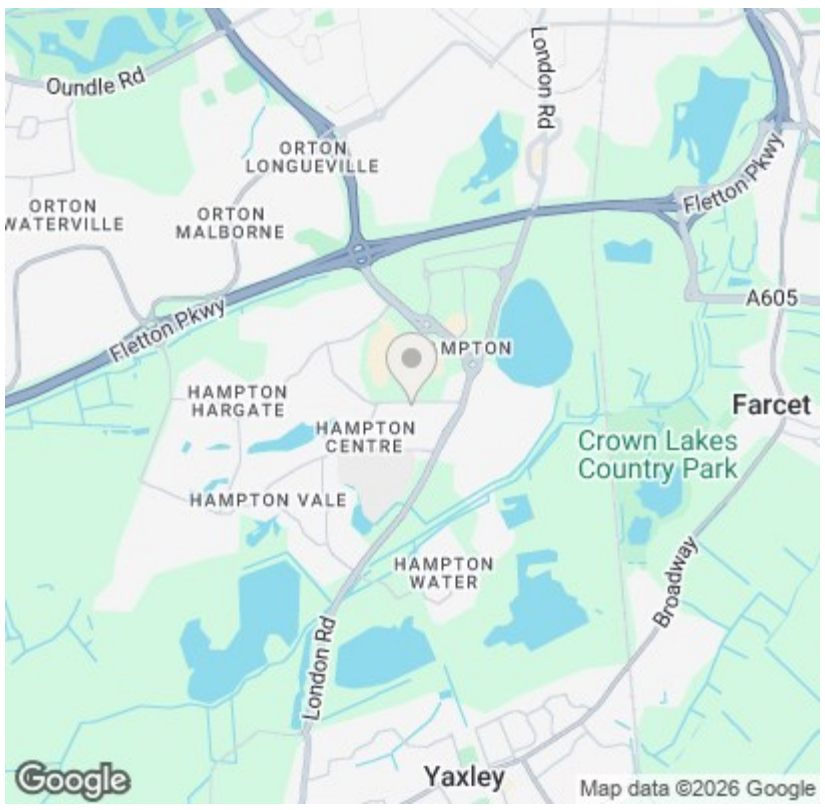
£230,000 - Freehold, Tax Band - C

3 2 1 B

Floor Plan



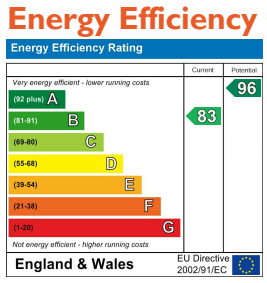
Area Map



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.

Brecken Court

Hampton Centre, Peterborough, PE7 8PN

A beautifully presented three bedroom end of terrace home, situated within the popular Hampton Centre area of Peterborough, offering well proportioned accommodation arranged over two floors. Offered to the market with no forward chain, the property would make an ideal first time purchase or family home, benefiting from a downstairs cloakroom, a modern family bathroom, en-suite facilities to the master bedroom, a private enclosed rear garden and two allocated parking spaces. Conveniently positioned for a range of local amenities and everyday facilities, this is an excellent opportunity for buyers seeking a well located and practical home.

The accommodation begins with an entrance hall providing access to the ground floor, including a useful downstairs WC. The lounge offers a comfortable and inviting reception space, ideal for relaxing and entertaining, whilst to the rear, the kitchen diner provides a sociable setting for everyday cooking and dining, with direct access to the rear garden. Upstairs, the landing leads to three bedrooms, comprising a well proportioned master bedroom with its own en-suite shower room, a further double bedroom and a third bedroom which would also lend itself well to use as a nursery, home office or dressing room. The first floor is completed by a family bathroom. Outside, the property enjoys a private enclosed rear garden, providing an ideal space for outdoor entertaining, dining or simply enjoying the warmer months, whilst two allocated parking spaces add further convenience. With its practical layout, excellent bedroom accommodation and desirable location within Hampton Centre, early viewing is highly recommended.

Entrance Hall
2.08 x 1.40 (6'9" x 4'7")

Lounge
4.09 x 3.44 (13'5" x 11'3")

WC
1.05 x 2.18 (3'5" x 7'1")

Kitchen Diner
2.93 x 4.50 (9'7" x 14'9")

Landing
2.45 x 1.09 (8'0" x 3'6")

Master Bedroom
3.17 x 2.90 (10'4" x 9'6")

En-Suite To Master Bedroom
2.06 x 1.53 (6'9" x 5'0")

Bedroom Two
3.39 x 2.44 (11'1" x 8'0")

Bathroom
1.47 x 2.38 (4'9" x 7'9")

Bedroom Three
2.35 x 1.98 (7'8" x 6'5")

EPC - B
83/96

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £367.22 per annum. Management company is Abby Homes.

IMPORTANT LEGAL INFORMATION
Construction: Standard



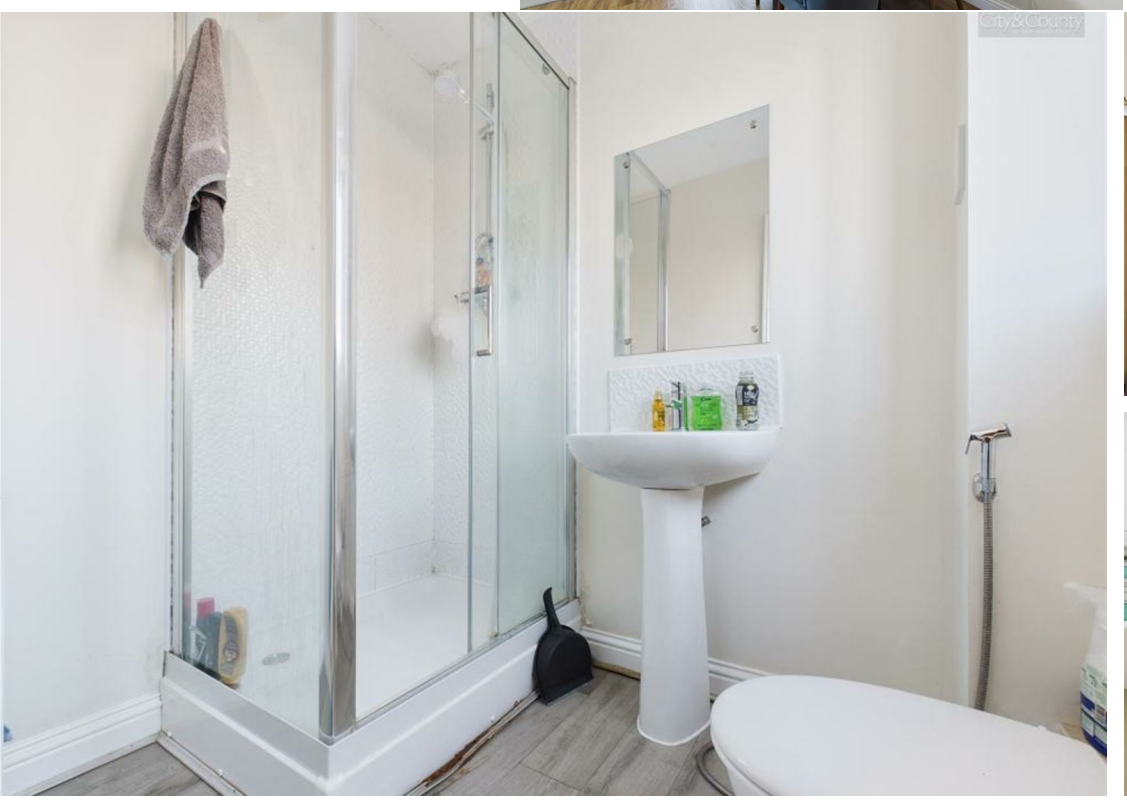


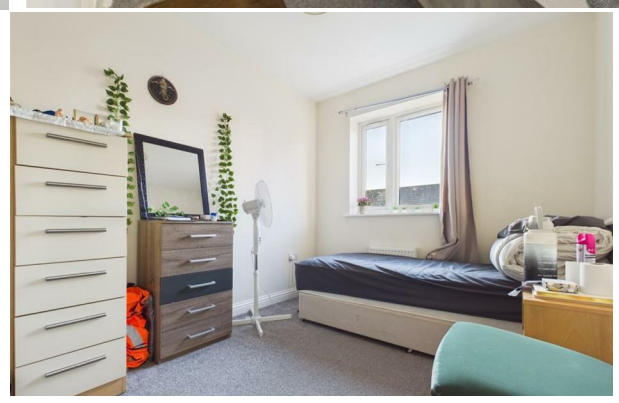














Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer 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 - Two Allocated Spaces
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.

