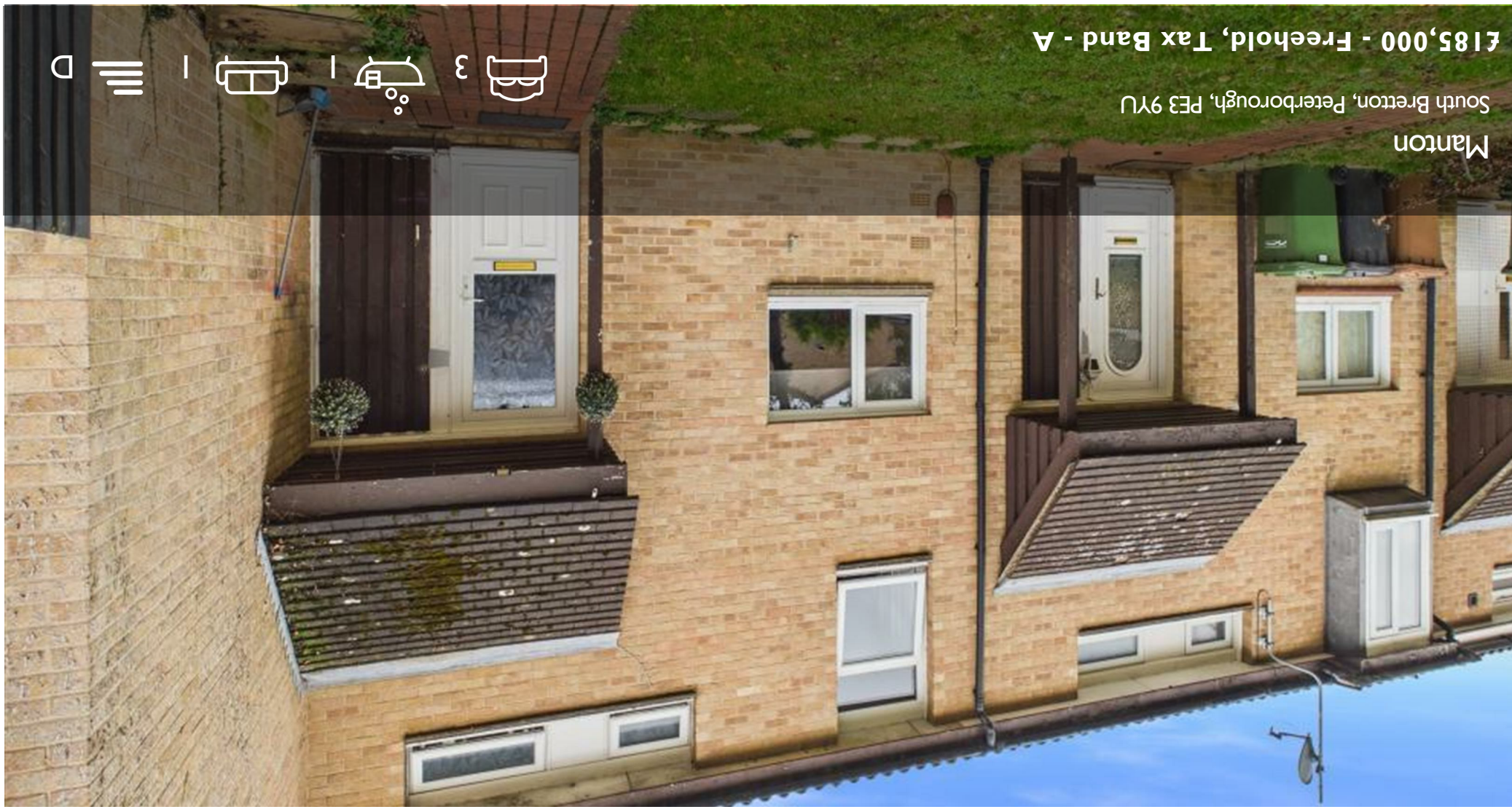


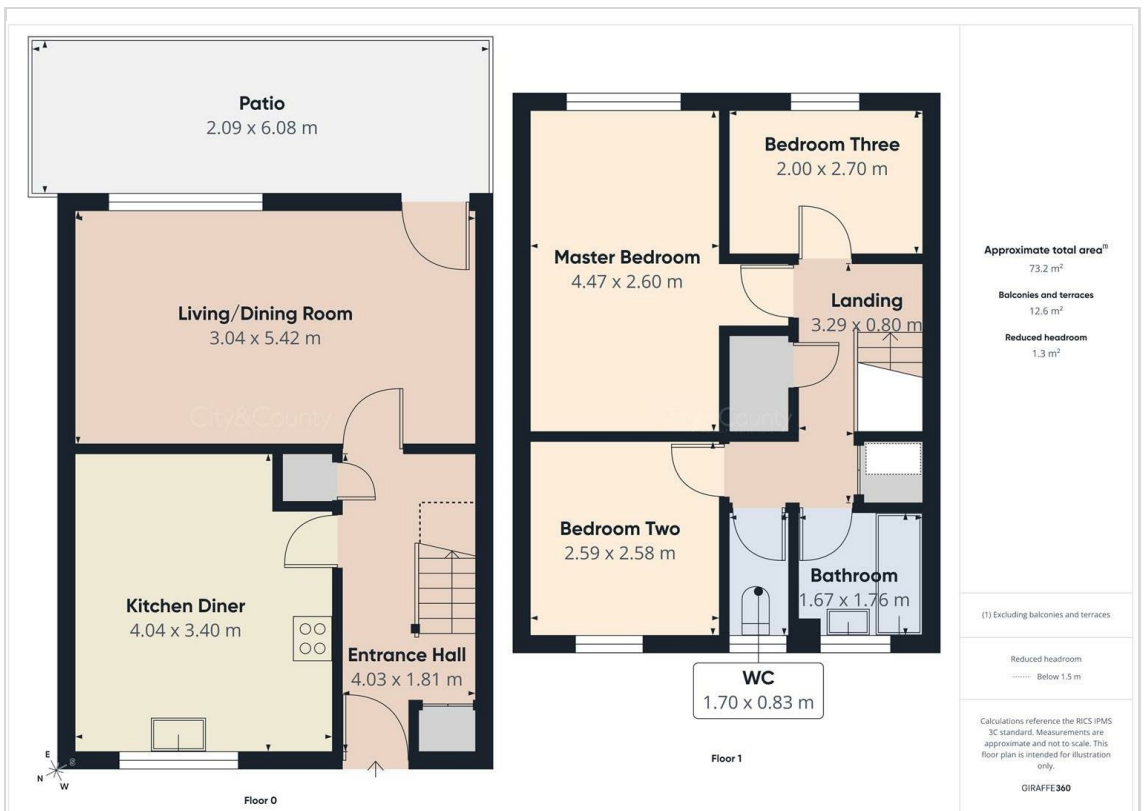
Manton

South Bretton, Peterborough, PE3 9YU

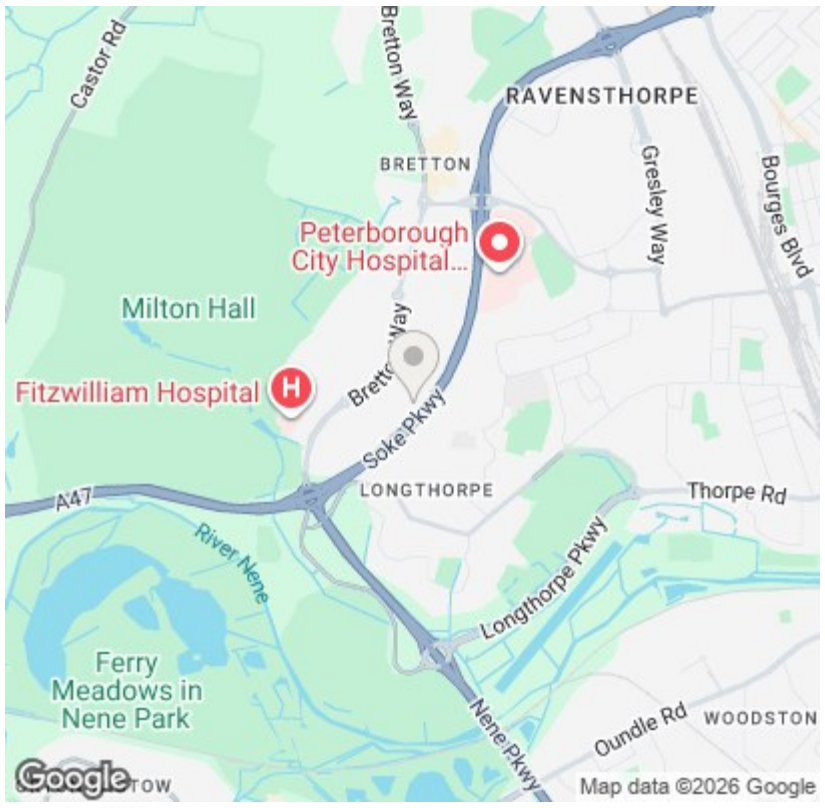
£185,000 - Freehold, Tax Band - A

3 | | D

Floor Plan



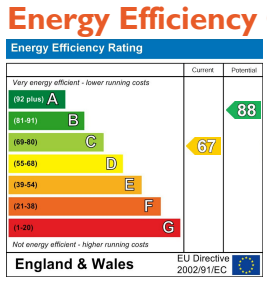
Area Map



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.

Manton

South Bretton, Peterborough, PE3 9YU

A three bedroom terraced home situated within a cul-de-sac in South Bretton, offered for sale with no forward chain. The property features a kitchen diner, separate lounge/dining room, three bedrooms and a private enclosed rear garden, with communal parking available nearby. An excellent opportunity for first time buyers looking for a home to make their own, as well as investors seeking a potential addition to their rental portfolio.

Set within a residential cul-de-sac in South Bretton, this three bedroom terraced property offers a practical layout with plenty of potential for buyers looking to personalise a home to suit their needs. The ground floor provides a kitchen dining room, offering a dedicated space for preparing and enjoying meals, alongside a separate lounge/dining room which provides flexibility for relaxing, entertaining and spending time with family. Upstairs, three bedrooms offer versatile accommodation, with potential to create a comfortable family home, guest room or work from home space as required. To the rear, the private enclosed garden provides an outdoor area to enjoy throughout the year, whether for summer gatherings, gardening or simply unwinding at the end of the day. Communal parking is also available, adding convenience for residents and visitors. The property is well placed for the amenities, schools and transport links available in and around South Bretton, making it a practical choice for a variety of buyers. With the benefit of no forward chain, this home is well worth considering for first time purchasers taking their first step onto the property ladder or landlords looking for an investment opportunity.

Entrance Hall
4.03 x 1.81 (13'2" x 5'11")

Kitchen Diner
4.04 x 3.40 (13'3" x 11'1")

Lounge/Dining Room
3.04 x 5.42 (9'11" x 17'9")

Patio
2.09 x 6.08 (6'10" x 19'11")

Landing
3.29 x 0.80 (10'9" x 2'7")

Master Bedroom
4.47 x 2.60 (14'7" x 8'6")

Bedroom Two
2.59 x 2.58 (8'5" x 8'5")

WC
1.70 x 0.83 (5'6" x 2'8")

Bathroom
1.67 x 1.76 (5'5" x 5'9")

Bedroom Three
2.00 x 2.70 (6'6" x 8'10")

EPC - D
67/88

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No



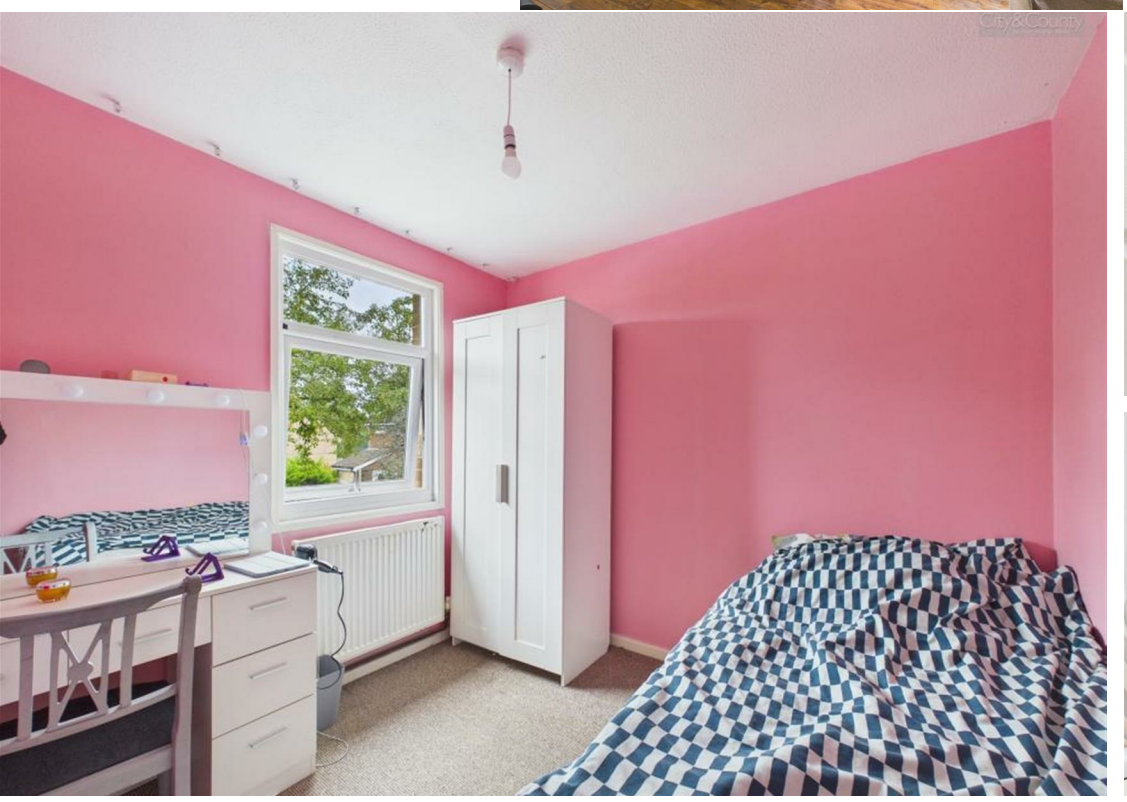


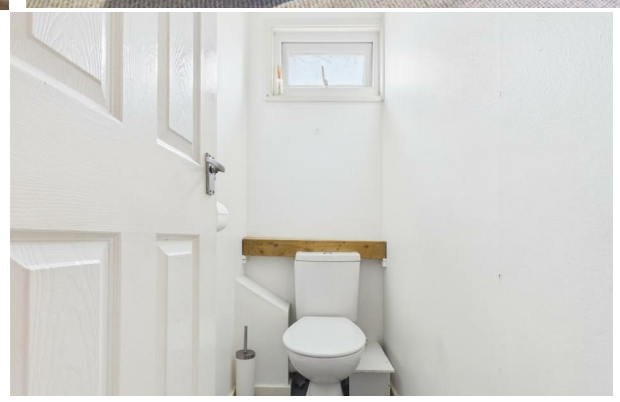














Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: TBC
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.





