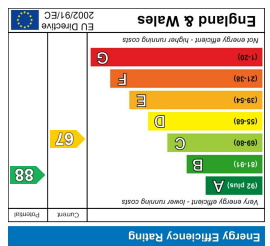


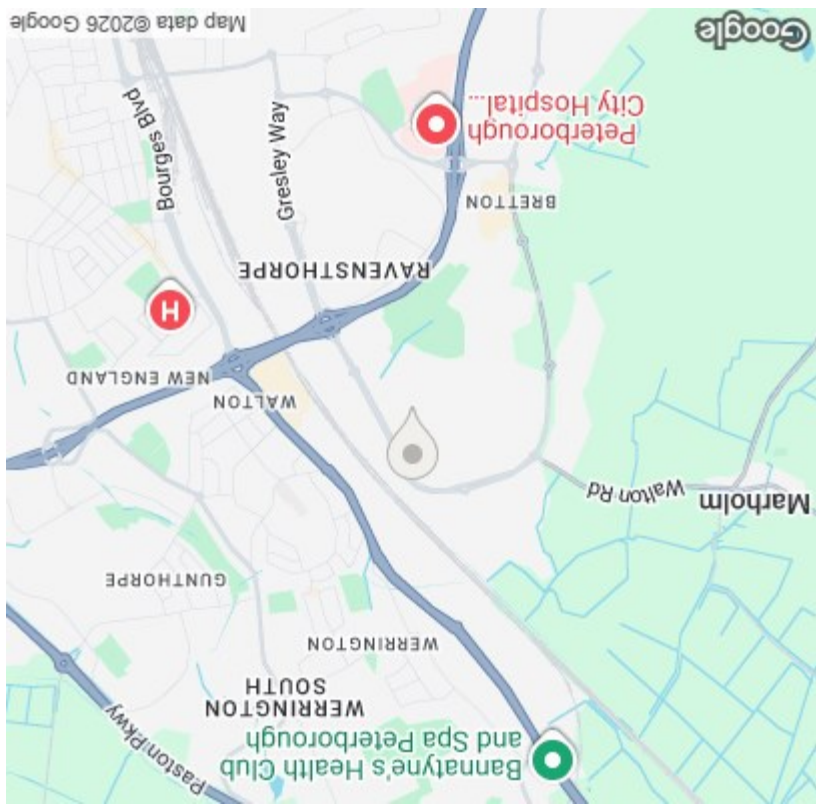
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 Graph**



**Area Map**



**Floor Plan**



**Langley**

Bretton, Peterborough, PE3 8QB

**£175,000 - Freehold , Tax Band - A**



# Langley

## Bretton, Peterborough, PE3 8QB

A beautifully presented end-terraced home situated in the highly convenient location of Langley, Bretton, offering stylish and well-maintained accommodation throughout. Featuring a spacious living room, a newly fitted kitchen diner, two generous bedrooms, a modern bathroom, a generous rear garden, off-road parking, and a single garage, this attractive property also benefits from a modern gas central heating system and excellent access to local amenities, schools, transport links, and Peterborough City Centre.

Situated in the ever-popular and conveniently located area of Langley, Bretton, this beautifully presented end-terraced home offers well-balanced accommodation throughout and is ideally suited to first-time buyers, young families, or investors alike. Upon entering the property, you are welcomed by an entrance porch leading into the hallway, providing access to the ground floor living space. The spacious living room offers a bright and comfortable setting for both relaxing and entertaining, while to the rear of the property is a newly fitted kitchen diner, thoughtfully designed with a modern range of units and ample space for dining, creating the perfect hub of the home. Upstairs, the landing provides access to two well-proportioned bedrooms, including a generous principal bedroom and a further good-sized second bedroom, both served by a contemporary family bathroom. The property further benefits from a modern gas central heating system, ensuring efficient and reliable heating throughout the year. Externally, the home enjoys a generous rear garden, offering plenty of space for outdoor entertaining, gardening, or family enjoyment, while off-road parking and a single garage provide excellent practicality and additional storage. Combining stylish presentation, comfortable living accommodation, and a highly convenient location close to local amenities, schools, transport links, and Peterborough City Centre, this attractive home represents an excellent opportunity for a wide range of purchasers.

**Entrance Porch**  
0.92 x 1.12 (3'0" x 3'8")

**Hallway**  
1.04 x 0.91 (3'4" x 2'11")

**Living Room**  
4.21 x 3.22 (13'9" x 10'6")

**Kitchen Diner**  
2.61 x 4.21 (8'6" x 13'9")

**Landing**  
1.51 x 1.81 (4'11" x 5'11")

**Master Bedroom**  
3.32 x 3.25 (10'10" x 10'7")

**Bathroom**  
1.82 x 1.80 (5'11" x 5'10")

**Bedroom Two**  
3.57 x 2.35 (11'8" x 7'8")

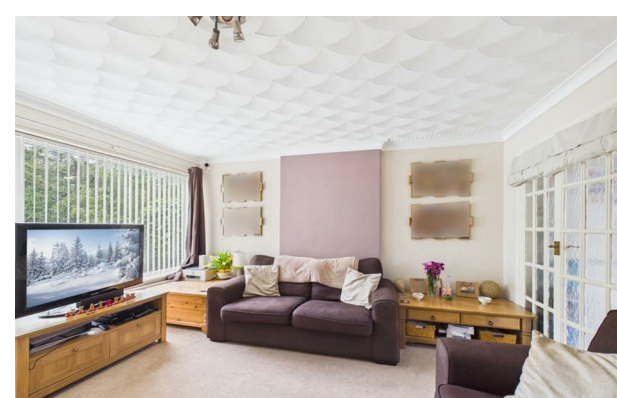
**Garage**  
4.78 x 2.52 (15'8" x 8'3")

**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: Single Garage, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: FttP  
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.

