

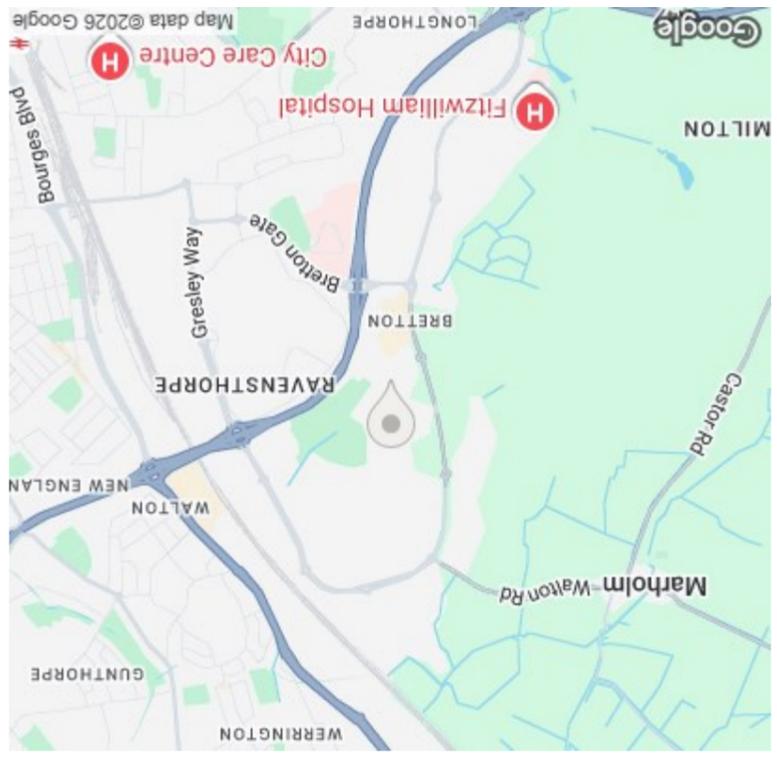
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-81)
C (69-81)	C (55-69)
D (55-69)	D (39-55)
E (39-55)	E (21-39)
F (21-39)	F (13-21)
G (13-21)	G (1-13)

Any energy efficient lower rating costs less energy efficient - higher rating costs more

EU Directive 2002/91/EC

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**

**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.



**Benland**  
 Bretton, Peterborough, PE3 8ED

**£220,000 - Freehold , Tax Band - B**



# Benland

## Bretton, Peterborough, PE3 8ED

Situated in the popular residential area of Bretton, this spacious three-storey end-terraced home in Benland offers versatile accommodation ideal for modern living. Conveniently located close to the amenities of Bretton Centre and the nearby Peterborough City Hospital, the property is perfect for first-time buyers or investors. Offered to the market with no forward chain and probate already granted, the home also benefits from an enclosed rear garden and a single garage located nearby in a block, making it a practical and appealing opportunity in Peterborough.

Located in the popular area of Bretton, this spacious three-storey end-terraced home in Benland offers generous and versatile accommodation, making it an excellent opportunity for first-time buyers or investors alike, and is offered to the market with no forward chain with probate already granted for a smooth purchase. The property is conveniently positioned within easy reach of the shops and amenities at Bretton Centre as well as the nearby Peterborough City Hospital. Entering the home, you are welcomed into a central entrance hallway which provides access to a useful ground floor WC and staircase leading to the upper floors, while also guiding you through to the well-proportioned kitchen diner positioned at the rear of the property. This bright and practical space offers plenty of room for both cooking and dining, with multiple windows allowing natural light to flow in and ample workspace and storage for everyday living. Also on the ground floor is a further versatile room which can serve as a fourth bedroom, home office, or study depending on requirements. Moving up to the first floor, the landing leads to a generous living room which provides a comfortable setting for relaxation and entertaining, enhanced by its size and natural light, while across the landing sits another well-sized bedroom that could function perfectly as a guest room or additional family bedroom. The second floor continues to impress with two further bedrooms, including a spacious main bedroom, alongside another good-sized bedroom and a centrally located family bathroom serving this level. Outside, the property benefits from an enclosed rear garden offering a private outdoor space ideal for relaxing, gardening, or entertaining, while a single garage located nearby in a block provides additional storage or parking convenience. With its flexible layout set across three floors, excellent location close to key amenities and transport links, and the added advantage of being offered with no forward chain, this property represents a fantastic opportunity for buyers looking to step onto the property ladder or investors seeking a well-located rental prospect in Peterborough.

- Entrance Hall**  
2.98 x 2.87 (9'9" x 9'4")
- WC**  
1.08 x 1.78 (3'6" x 5'10")
- Kitchen Diner**  
3.78 x 5.13 (12'4" x 16'9")
- Bedroom Four**  
2.72 x 3.60 (8'11" x 11'9")
- First Floor Landing**  
1.65 x 1.84 (5'4" x 6'0")
- Living Room**  
3.77 x 5.08 (12'4" x 16'7")
- Bedroom Three**  
3.90 x 3.14 (12'9" x 10'3")
- Second Floor Landing**  
2.99 x 0.84 (9'9" x 2'9")
- Master Bedroom**  
3.95 x 3.18 (12'11" x 10'5")
- Bathroom**  
2.27 x 1.97 (7'5" x 6'5")



- Bedroom Two**  
3.69 x 3.03 (12'1" x 9'11")
- Garage**  
2.61 x 5.18 (8'6" x 16'11")
- 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, Off Street Parking
- Solar Panels: Yes - Not Known If Leased Or Owned
- Outright
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: FttP
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.