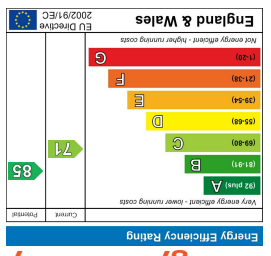


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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



Eyrescroft
Bretton, Peterborough, PE3 8EX

Guide Price £170,000 - Freehold , Tax Band - A



Eyrescroft
Bretton, Peterborough, PE3 8EX

Guide Price £170,000 - £180,000

A spacious and well-presented end-terraced home in the popular area of Eyrescroft, Bretton, Peterborough. Offered for sale with no forward chain, this property benefits from generous living accommodation across two floors, gas central heating, front and rear gardens, and all-new windows and doors being fitted before completion—making it an ideal first-time buy or investment opportunity.

This spacious end-terraced house, located in the sought-after area of Eyrescroft, Bretton, Peterborough, presents an excellent opportunity for first-time buyers or investors alike, and is offered for sale with no forward chain. The property boasts a generous and practical layout, beginning with a welcoming entrance hall that leads to a convenient ground-floor WC. To the front, there is a bright and airy lounge ideal for relaxation and family living, while to the rear sits a modern open-plan kitchen diner offering ample space for dining and entertaining, with direct access to the rear garden. A large storage cupboard provides additional practicality and completes the ground floor. Upstairs, the landing connects three well-proportioned bedrooms, including a spacious master bedroom, two further bedrooms perfect for children, guests, or home office use, and a family bathroom fitted with modern amenities. Externally, the home benefits from both front and rear gardens, providing pleasant outdoor space for leisure or gardening enthusiasts. The property also features gas central heating for year-round comfort, and the current owner has already ordered and paid for brand-new windows and doors to be fitted before completion, further enhancing its appeal and energy efficiency. Combining generous living accommodation, modern features, and a desirable location, this property is an ideal purchase for those seeking a comfortable and well-presented home in a popular residential area.

- Entrance Hall**
4.18 x 0.89 (13'8" x 2'11")
- Lounge**
5.07 x 3.30 (16'7" x 10'9")
- WC**
1.08 x 1.49 (3'6" x 4'10")
- Kitchen Diner**
5.08 x 2.85 (16'7" x 9'4")
- Storage Cupboard**
2.12 x 1.98 (6'11" x 6'5")
- Landing**
0.92 x 4.42 (3'0" x 14'6")
- Master Bedroom**
4.17 x 2.76 (13'8" x 9'0")
- Bedroom Two**
3.35 x 2.96 (10'11" x 9'8")
- Bathroom**
1.71 x 2.12 (5'7" x 6'11")
- Bedroom Three**
4.15 x 1.77 (13'7" x 5'9")
- EPC - C**
71/85
- 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: Communal Car Park - No Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

