



36 Cleatham, Bretton
£190,000

 **NEWTON FALLOWELL**

36 Cleatham

Bretton, Peterborough

This well-presented terraced family home offers THREE BEDROOMS, a spacious family bathroom, an inviting kitchen diner, and a comfortable lounge, making it an ideal choice for families whilst also hosting a GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES as well as an WEST-FACING REAR GARDEN all whilst being sold with NO ONWARD CHAIN. The ground floor opens with a welcoming hallway that leads directly into the bright lounge, which benefits from a large window providing ample natural light, kitchen diner fitted with contemporary units, free standing appliances, and generous worktop space, offering plenty of room for a dining table and direct access to the rear of the property via patio doors. Upstairs, the property boasts three bedrooms which are accompanied by the family bathroom fitted with a white suite. Outside the property boasts an west-facing rear garden offering both patio seating space and lawn whilst to the front of the home you will find driveway parking situated in front of garage.

Council Tax band: A

Tenure: Freehold





Entrance Hall

Lounge

11' 6" x 16' 6" (3.50m x 5.03m)

Kitchen Diner

9' 6" x 17' 6" (2.90m x 5.34m)

Landing

Bedroom One

9' 6" x 11' 0" (2.89m x 3.35m)

Bedroom Two

10' 0" x 11' 0" (3.06m x 3.35m)

Bedroom Three

6' 6" x 11' 0" (1.98m x 3.35m)

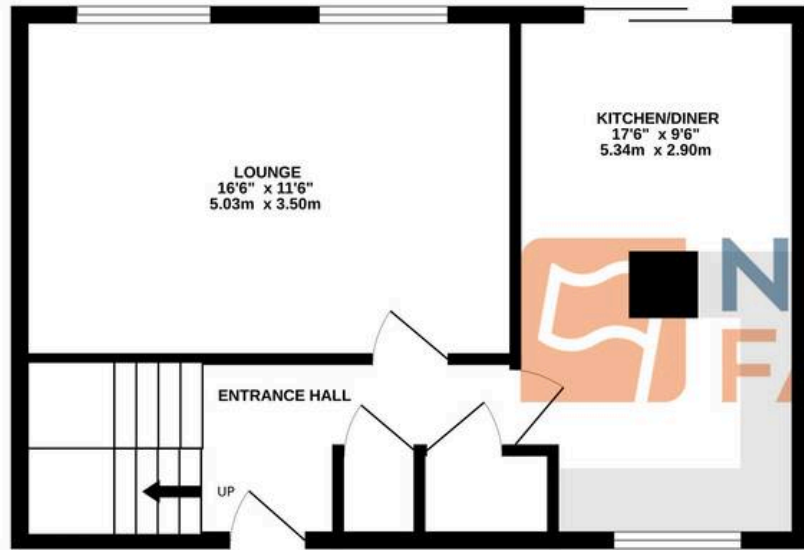
Family Bathroom

6' 0" x 6' 6" (1.84m x 1.99m)

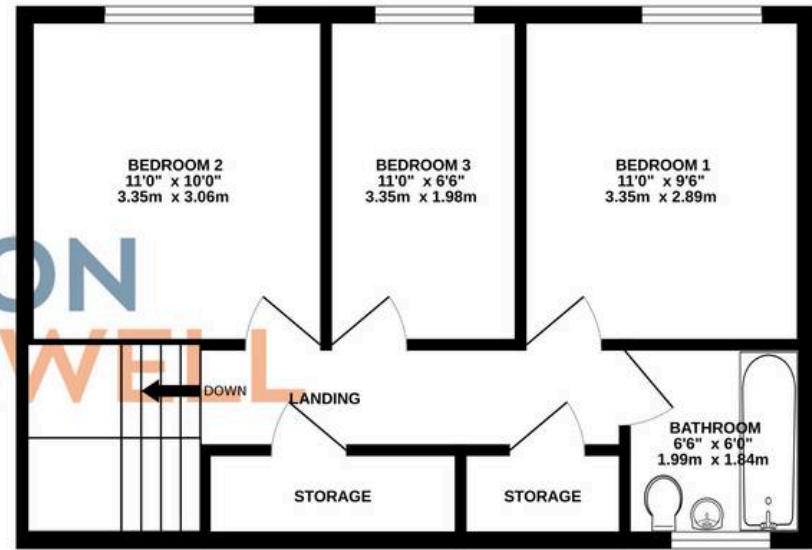
Garage



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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