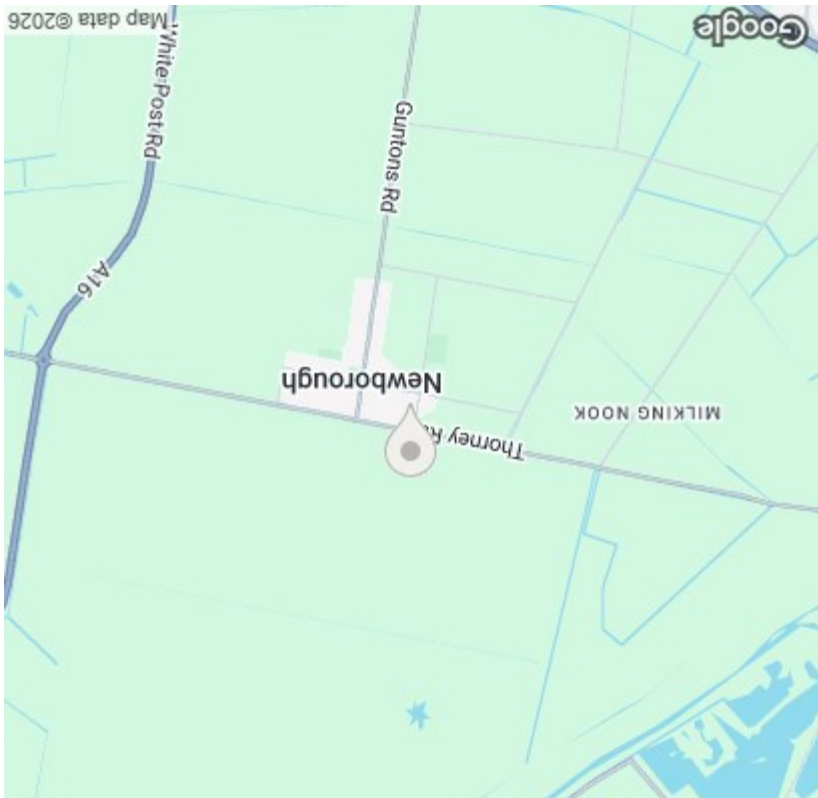
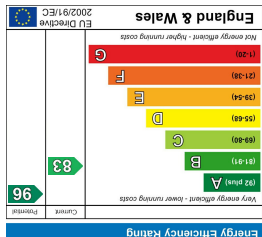


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Bramble Close**

Newborough, Peterborough, PE6 7RP

**£240,000 - Freehold , Tax Band - B**



## Bramble Close

Newborough, Peterborough, PE6  
7RP

Modern semi-detached home built in 2020, tucked away in a quiet cul-de-sac in the popular village of Newborough. Featuring a stylish kitchen, spacious lounge diner with French doors to a west-facing garden, two double bedrooms, and a contemporary bathroom. Benefits include an enclosed rear garden and off-road parking for two vehicles—ideal for first-time buyers or small families.

The welcoming entrance hall provides an immediate sense of space and quality, leading to a contemporary cloakroom fitted with a sleek two-piece suite. To the front, a modern kitchen is thoughtfully designed with a range of stylish wall and base units, offering ample storage and workspace for everyday living. Spanning the rear of the property, the impressive lounge diner creates a bright and versatile living space, ideal for both relaxing and entertaining. French doors open directly onto the west-facing garden, allowing natural light to flood the room and providing seamless access to the patio—perfect for al fresco dining and enjoying the afternoon and evening sun. Upstairs, the property continues to impress with two generously sized double bedrooms, both well-proportioned and filled with natural light. The contemporary family bathroom is fitted with a modern three-piece suite, combining practicality with a clean, stylish finish. Externally, the enclosed rear garden offers a private and secure outdoor space, ideal for families, pets, or simply unwinding. A driveway to the side provides convenient off-road parking for two vehicles.

Combining modern design, a desirable village setting, and excellent presentation throughout, this superb home represents an outstanding opportunity. Early viewing is highly recommended.

**Entrance Hall**  
2.18 x 2.20 (7'1" x 7'2")

**WC**  
0.88 x 1.79 (2'10" x 5'10")

**Kitchen**  
1.90 x 3.05 (6'2" x 10'0")

**Lounge Diner**  
4.28 x 4.61 (14'0" x 15'1")

**Landing**  
1.04 x 2.00 (3'4" x 6'6")

**Master Bedroom**  
4.27 x 2.86 (14'0" x 9'4")

**Bathroom**  
2.19 x 1.97 (7'2" x 6'5")

**Bedroom Two**  
4.26 x 2.68 (13'11" x 8'9")

**EPC - B**  
83/96

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £720 per annum.

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Wide Doorways  
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: Yes  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - 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.

