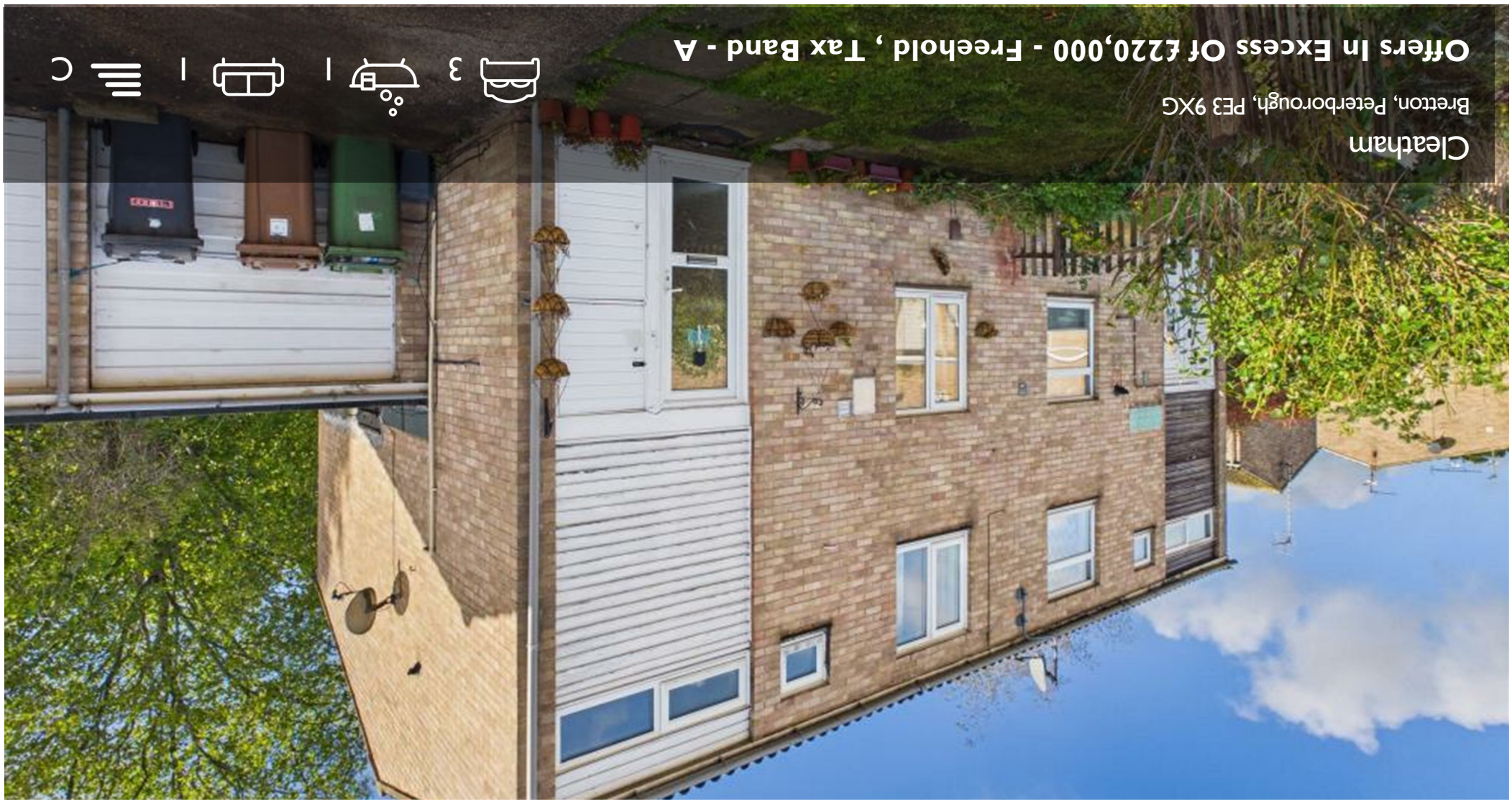


Cleatham

Bretton, Peterborough, PE3 9XG

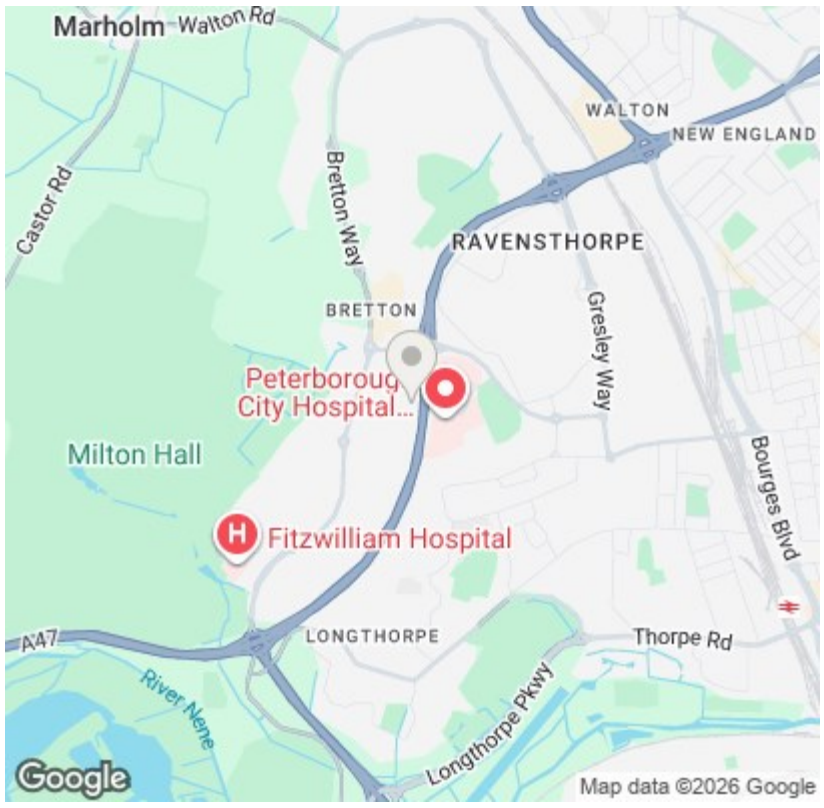
Offers In Excess Of £220,000 - Freehold , Tax Band - A

3 | | C

Floor Plan



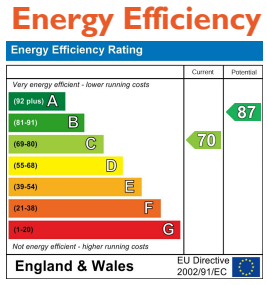
Area Map



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.

Energy Efficiency Graph



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 guarantee. 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 licencing 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.

Cleatham

Bretton, Peterborough, PE3 9XG

Offered to the market with no forward chain, this spacious three bedroom semi detached house is situated in the popular area of Cleatham in South Bretton, Peterborough. Ideal as a first time buy or investment purchase, the property benefits from a generous lounge diner, gas central heating, an enclosed rear garden, a front garden and off road parking, all just a short walk from both Peterborough hospitals.

Offered to the market with no forward chain, this spacious semi detached house sits in the popular area of Cleatham in South Bretton, Peterborough, and would make an ideal first time buy or investment purchase. The property is entered via a welcoming entrance hall, which provides stairs to the first floor and access to a convenient ground floor WC. From the hall you step into the well proportioned kitchen, which is fitted with a range of units, a sink and hob, and enjoys a window to the front, while double doors open through to the impressive lounge diner. This generous reception room is a real feature of the home, offering ample space for both living and dining furniture, and has a door leading out to the enclosed rear garden, making it perfect for entertaining or relaxing. Upstairs, the landing gives access to three bedrooms, with the master bedroom and bedroom two both benefiting from fitted wardrobes, while bedroom three is a versatile room ideal as a child's bedroom, nursery or home office. The family bathroom completes the first floor and is fitted with a panelled bath and a separate shower cubicle. Outside, the property enjoys a front garden and off road parking, while the enclosed rear garden provides a safe and private space for children, pets or summer barbecues. Further benefits include gas central heating, and the home is just a short walk to both Peterborough hospitals, making it particularly appealing to healthcare professionals, as well as being well placed for local shops, schools and transport links. Early viewing is highly recommended to avoid disappointment.

Entrance Hall
1.81 x 4.01 (5'11" x 13'1")

WC
0.71 x 1.45 (2'3" x 4'9")

Lounge Diner
7.87 x 3.16 (25'9" x 10'4")

Kitchen
3.50 x 3.90 (11'5" x 12'9")

Landing
1.79 x 3.45 (5'10" x 11'3")

Master Bedroom
2.58 x 3.17 (8'5" x 10'4")

Bedroom Two
2.55 x 2.83 (8'4" x 9'3")

Bathroom
2.67 x 1.67 (8'9" x 5'5")

Bedroom Three
2.65 x 1.94 (8'8" x 6'4")

EPC - C
70/87

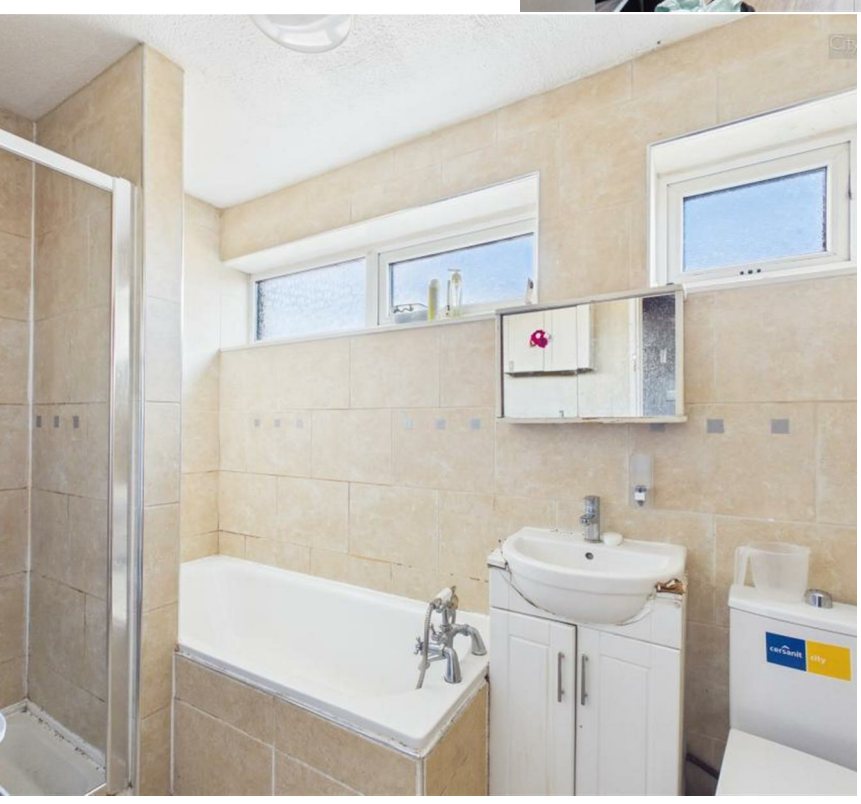
Tenure - Freehold

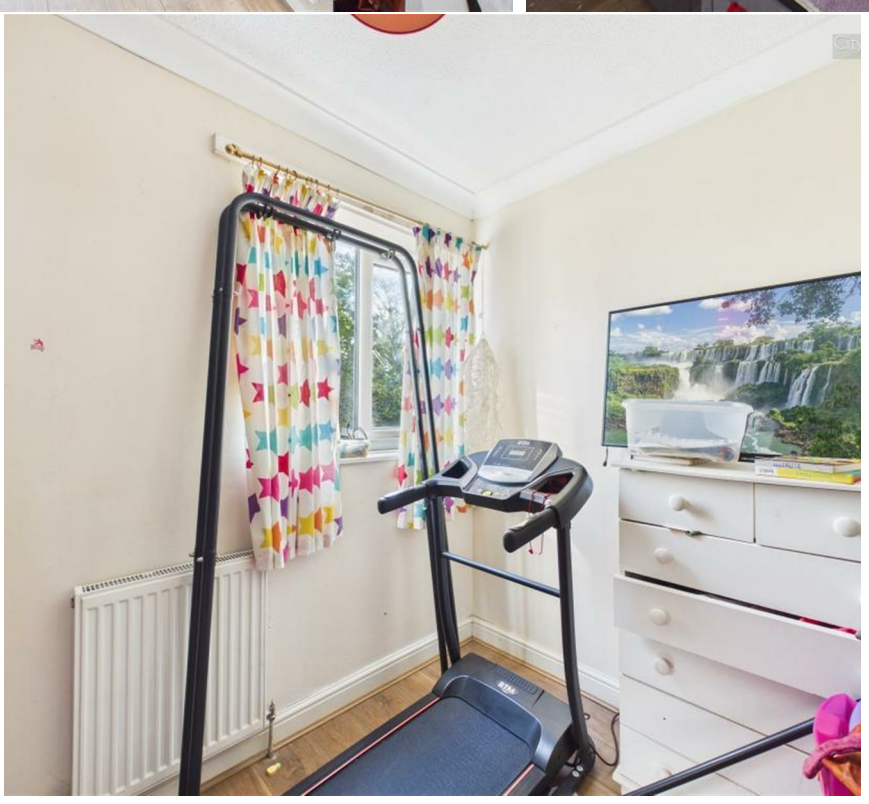














IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: 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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

DETAILS AWAITING VENDOR APPROVAL
details (details)