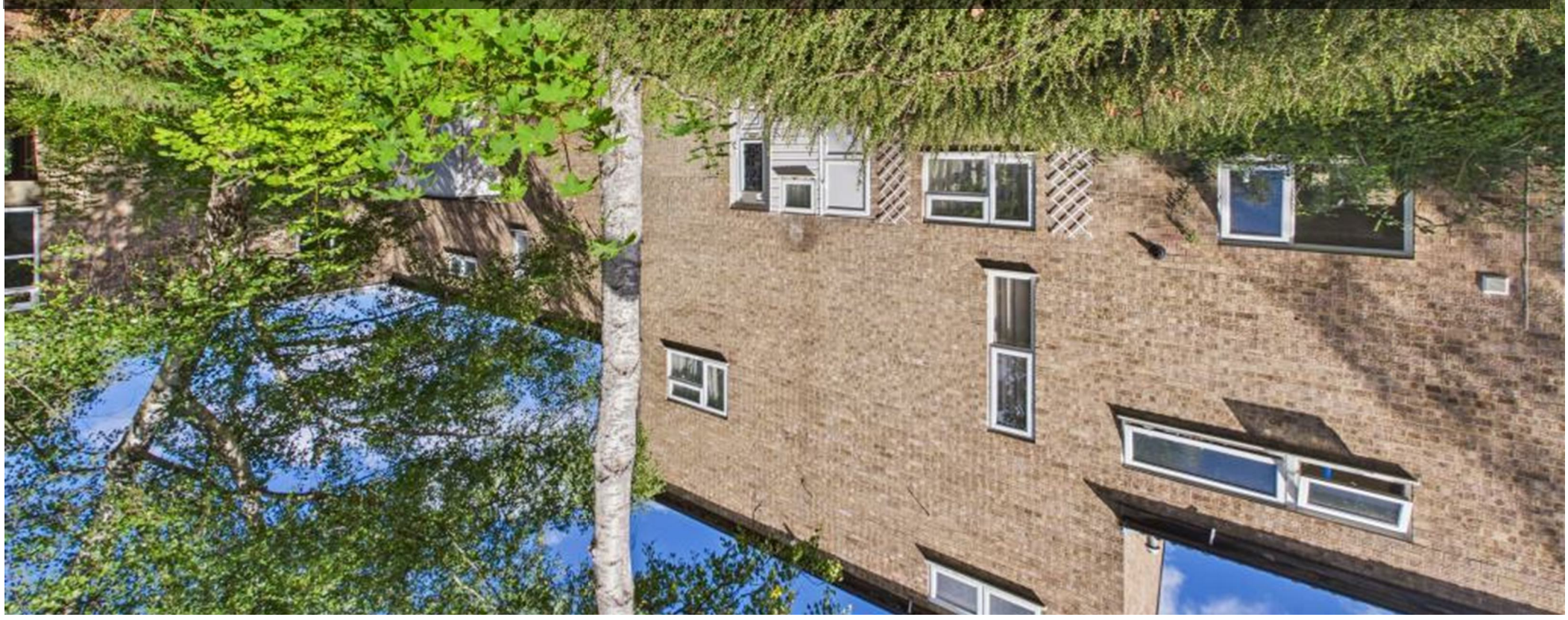


Barnstock

Bretton, Peterborough, PE3 8EJ

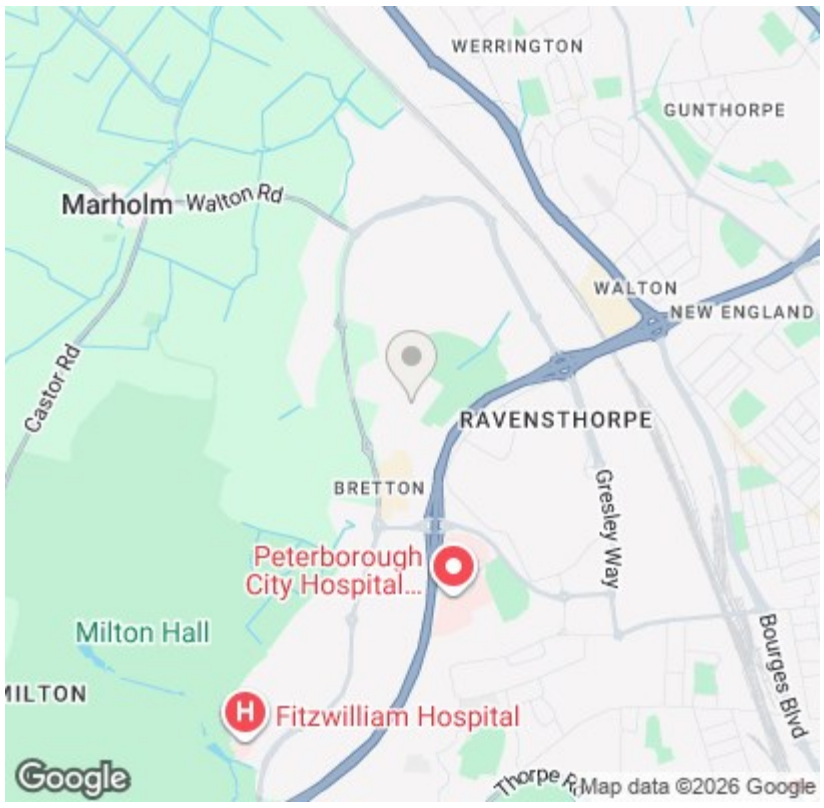
Offers In Excess Of £190,000 - Freehold, Tax Band - B

4 | | | D

Floor Plan



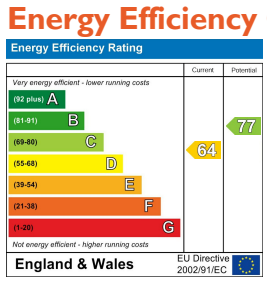
Area Map



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.

Barnstock

Bretton, Peterborough, PE3 8EJ

A spacious and versatile four-bedroom town house situated in the popular location of Barnstock, Bretton, Peterborough, offered for sale with no forward chain. Boasting generous accommodation across three floors, an enclosed rear garden with gated access to communal parking, and genuine scope for improvement, this property would also lend itself well to an HMO conversion subject to planning permission, making it an ideal prospect for both families and investors alike.

Offered for sale with no forward chain, this spacious and versatile four-bedroom town house presents an excellent opportunity in the sought-after location of Barnstock, Bretton, Peterborough, and would suit a range of buyers, particularly those with an eye for potential, subject to planning permission this property would lend itself nicely to an HMO conversion, offering scope for improvement throughout to really make the most of its generous proportions. Stepping through the entrance hall, a practical and welcoming space that provides access to the ground floor accommodation as well as the staircase to the first floor, you are immediately drawn into the heart of the home: a superb open-plan kitchen diner, offering fantastic space for family living and entertaining, complete with French doors opening out to the enclosed rear garden, which in turn benefits from gated access leading through to a communal parking area, ideal for residents and visitors alike. Also on the ground floor is a fourth bedroom, a flexible room that could equally serve as a home office, playroom, or additional reception space depending on the needs of its new owner, along with a convenient WC. Moving up to the first floor, a bright and airy landing leads to a generously sized living room, perfect for relaxing or entertaining, as well as a well-proportioned third bedroom, offering excellent versatility for a growing family or those in need of extra space. The second floor is home to the master bedroom, a lovely light-filled room offering a peaceful retreat, alongside a further double bedroom and a well-appointed family bathroom, completing this practical and flexible layout. Overall, this town house offers huge potential for buyers looking to put their own stamp on a property, whether as a spacious family home or as an investment opportunity with genuine scope for an HMO conversion, all set within a convenient and well-connected Peterborough location.

Entrance Hall
3.03 x 2.79 (9'11" x 9'1")

WC
1.05 x 1.97 (3'5" x 6'5")

Kitchen Diner
3.73 x 5.10 (12'2" x 16'8")

Bedroom Four
2.67 x 3.96 (8'9" x 12'11")

First Floor Landing
1.85 x 1.80 (6'0" x 5'10")

Living Room
3.75 x 5.07 (12'3" x 16'7")

Bedroom Three
3.88 x 3.15 (12'8" x 10'4")

Second Floor Landing
3.29 x 0.89 (10'9" x 2'11")

Master Bedroom
4.15 x 3.22 (13'7" x 10'6")

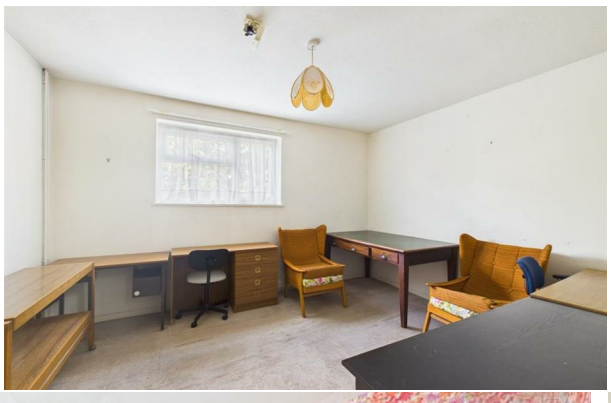


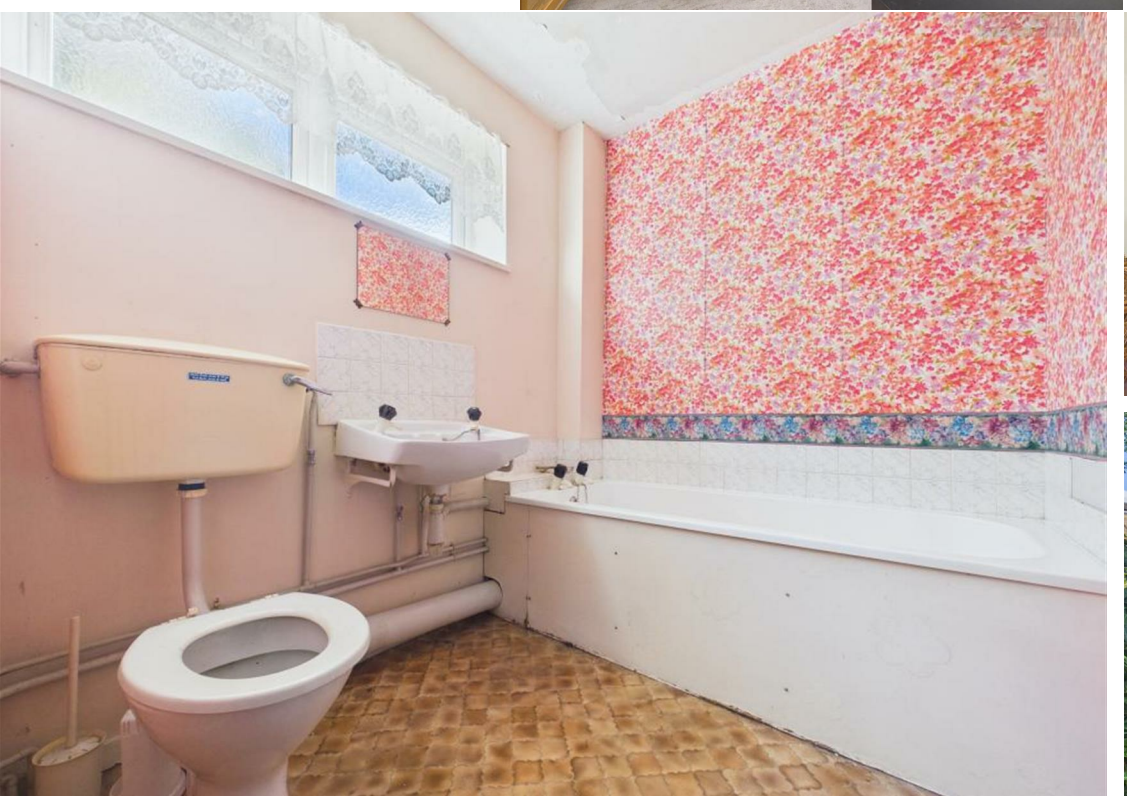
















Bathroom
2.08 x 1.79 (6'9" x 5'10")

Bedroom Two
3.60 x 3.24 (11'9" x 10'7")

EPC - D
64/77

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: Communal Car Park No Allocated Space
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 - 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.