



5 School Close, Bretton, Peterborough

Part Buy, Part Rent £110,000 - 50% Ownership

 **NEWTON FALLOWELL**

5 School Close

Bretton, Peterborough

This DETACHED bungalow offers a unique SHARED OWNERSHIP OPPORTUNITY for 50% ownership (higher share also available for purchase), with the bungalow having been REFURBISHED THROUGHOUT by the current owner and benefiting from TWO DOUBLE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance porch leading into the spacious dual-aspect lounge diner, which provides access onto the modern kitchen to the rear, boasting a re-fitted combi-boiler (approx 3 years old), space for freestanding appliances, an array of work surface and cupboard storage, as well as a door leading onto the rear garden. An inner hall is accessible from the lounge diner and separates the two double bedrooms, both of which host convenient built-in wardrobes, as well as the contemporary shower room, which benefits from a three-piece white suite with a shower over the bath. Outside there is driveway parking for multiple vehicles to the front and side of the home, leading to the garage, which also benefits from a personnel door to the rear from the garden. The rear garden is west-facing and offers both patio seating and lawn, in addition to a workshop and gated access to both side and rear, with the latter leading onto an additional parking area for schooling or visitors. The bungalow is tucked away in a cul-de-sac within easy access to schooling, Peterborough hospital and amenities, such as the Bretton Centre.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Porch

Lounge Diner

16' 0" x 11' 5" (4.87m x 3.49m)

Kitchen

10' 0" x 7' 0" (3.05m x 2.14m)

Inner Hall

Bedroom 1

11' 0" x 9' 6" (3.35m x 2.90m)

Bedroom 2

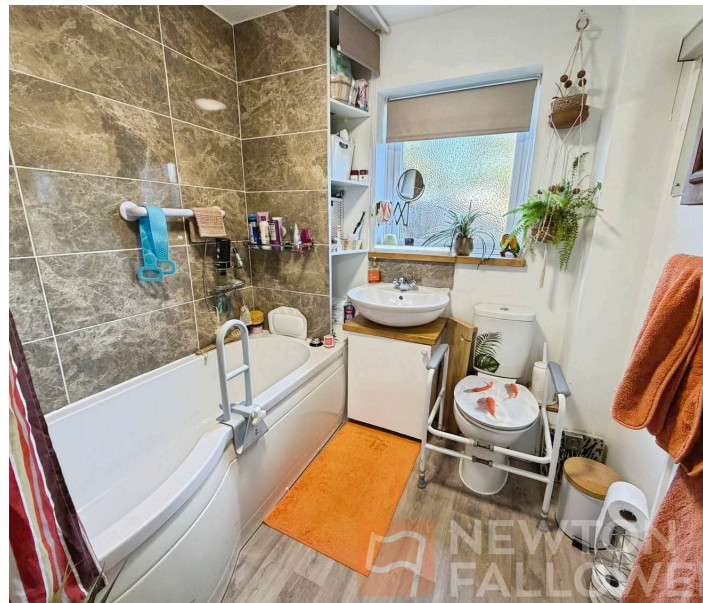
10' 0" x 6' 11" (3.05m x 2.12m)

Family Bathroom

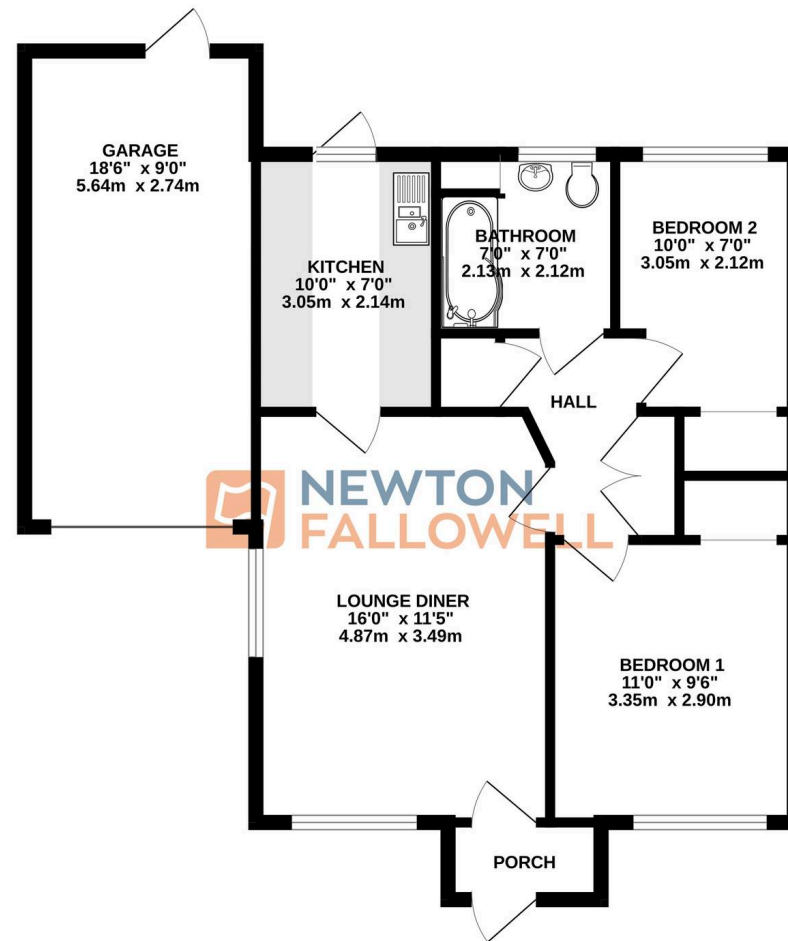
7' 0" x 6' 11" (2.13m x 2.12m)

Garage

- Tenure: Leasehold - 63 years remaining
- Share Price - £110,000
- Full Value - £220,000
- Monthly Rent - £166.40
- Monthly Service Charge - £24.00



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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