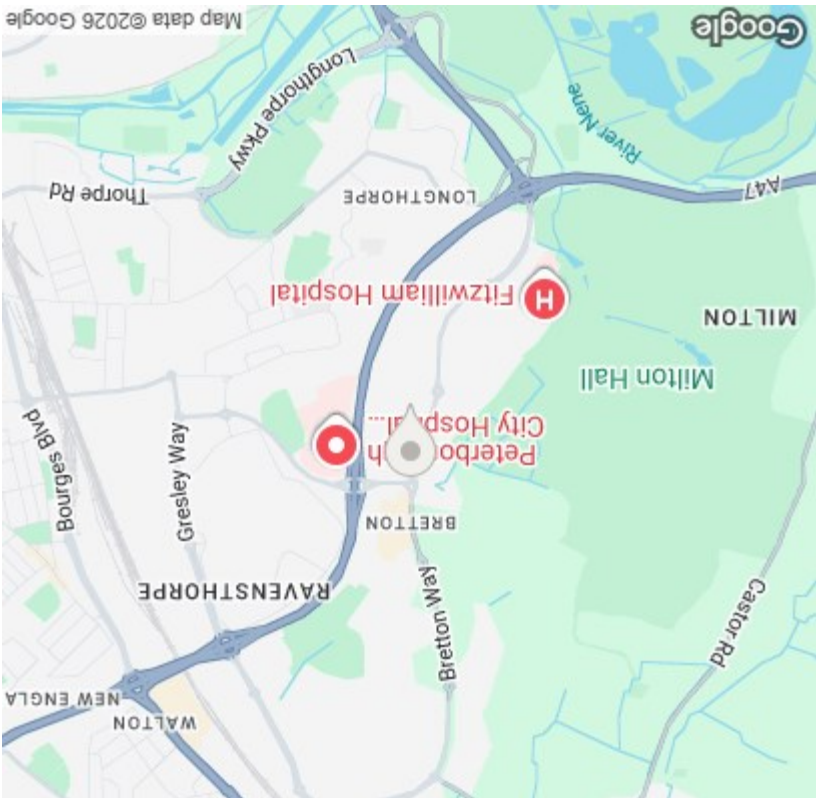


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



Floor Plan



Drayton

Bretton, Peterborough, PE3 9XL

Situated within a quiet cul-de-sac in Bretton, this three bedroomed end of terrace home is offered for sale with no forward chain and represents an excellent opportunity for first time buyers, families or investors. The property benefits from a kitchen/dining room, large living room, enclosed rear garden with rear access and communal parking, with additional on street parking available to the rear. Local amenities and everyday facilities are also conveniently located nearby.

The property is entered via an entrance hall with useful storage cupboard and access into the kitchen/dining room, which provides a practical and sociable space with a range of fitted units and work surfaces. From here, a door leads through to the spacious living room, which benefits from two doors opening directly onto the rear garden. To the first floor are three good sized bedrooms, with the main bedroom offering a built-in wardrobe, together with a further storage cupboard on the landing, a separate WC and a bathroom with wash hand basin. Outside, the property enjoys an enclosed rear garden with a rear gate providing convenient access, while communal parking is available nearby with further on street parking to the rear.

Entrance Hall
1.81 x 3.97 (5'11" x 13'0")

Kitchen Diner
3.47 x 3.90 (11'4" x 12'9")

Living Room
5.37 x 3.18 (17'7" x 10'5")

Landing
1.78 x 3.39 (5'10" x 11'1")

Master Bedroom
2.60 x 4.39 (8'6" x 14'4")

Bedroom Two
2.61 x 2.69 (8'6" x 8'9")

WC
0.82 x 1.66 (2'8" x 5'5")

Bathroom
1.78 x 1.68 (5'10" x 5'6")

Bedroom Three
2.70 x 1.92 (8'10" x 6'3")

EPC - C
70/77

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 Parking No Allocated Space, Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

