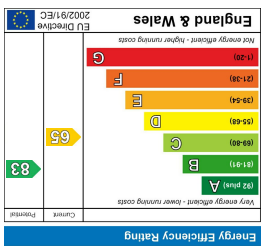
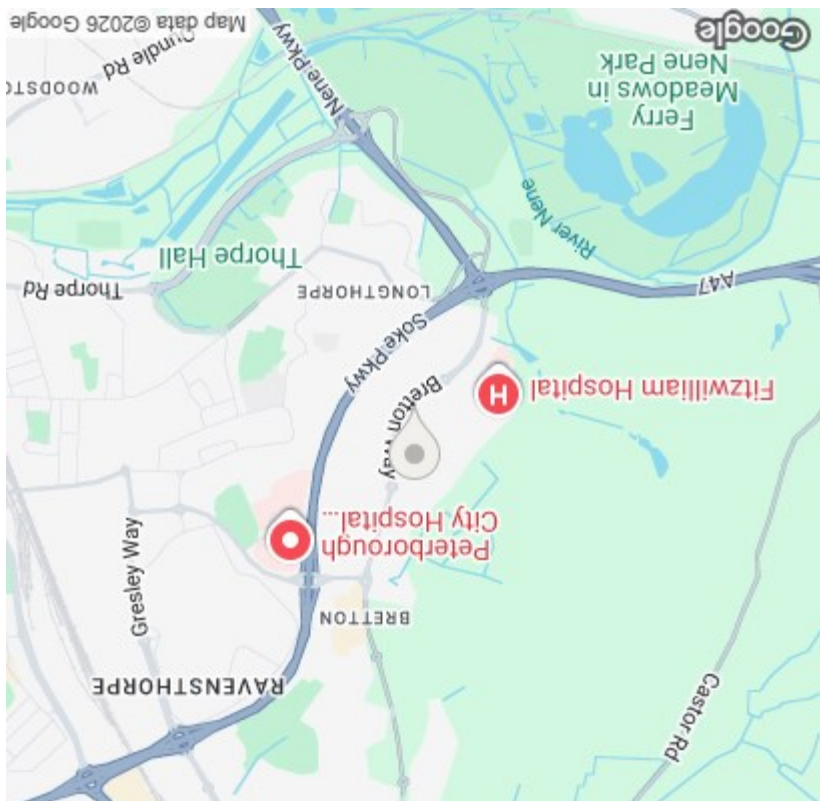


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 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.



Energy Efficiency Graph



Area Map



Floor Plan

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.

**Viewing**



Ringwood

South Bretton, Peterborough, PE3 9SR

Guide Price £300,000 - Freehold , Tax Band - C



# Ringwood

## South Bretton, Peterborough, PE3 9SR

\*\*\* Guide Price £300,000 - £325,000 \*\*\*

Offered to the market with no forward chain, this spacious four bedroom detached family home occupies a pleasant cul-de-sac position within the sought after area of South Bretton. Featuring a generous living/dining room, modern kitchen and shower room, downstairs W/C, private enclosed rear garden, driveway and single garage, this property presents an excellent opportunity for families looking to put down roots in a popular residential location.

Situated in a quiet cul-de-sac within the highly desirable South Bretton area, this well maintained detached family home offers spacious and versatile accommodation throughout. The property welcomes you via an entrance hall with a convenient downstairs W/C, leading through to a substantial dual aspect living and dining room, providing an excellent space for both everyday family life and entertaining guests. The modern fitted kitchen offers a range of storage units and worktop space, with direct access to the rear garden. Upstairs, the first floor landing leads to four bedrooms, including a comfortable principal bedroom and three further well proportioned bedrooms that could equally serve as children's rooms, guest accommodation or a home office. A contemporary shower room completes the first floor accommodation. Outside, the property benefits from a private enclosed rear garden, ideal for relaxing or outdoor dining, whilst to the front there is a driveway providing off road parking and access to a single garage. Offered with no forward chain and positioned close to local amenities, schools, South Bretton Centre and transport links, this fantastic family home is ready for its next chapter. Probate is granted.

**Entrance Hall**  
1.19 x 1.76 (3'10" x 5'9")

**WC**  
0.88 x 1.77 (2'10" x 5'9")

**Hallway**  
1.26 x 2.70 (4'1" x 8'10")

**Lounge Diner**  
3.75 x 7.37 (12'3" x 24'2")

**Kitchen**  
3.14 x 2.60 (10'3" x 8'6")

**Landing**  
2.02 x 2.55 (6'7" x 8'4")

**Master Bedroom**  
2.97 x 3.62 (9'8" x 11'10")

**Bedroom Two**  
2.96 x 2.66 (9'8" x 8'8")

**Shower Room**  
1.98 x 1.77 (6'5" x 5'9")

**Bedroom Three**  
1.97 x 3.69 (6'5" x 12'1")

**Bedroom Four**  
1.91 x 2.75 (6'3" x 9'0")

**Garage**  
2.62 x 5.08 (8'7" x 16'7")

**EPC - D**  
65/83

**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: Single Garage, Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: TBC  
 Internet Speed: TBC  
 Mobile Coverage: TBC

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**

