

Deerleap

Bretton, Peterborough, PE3 9YB

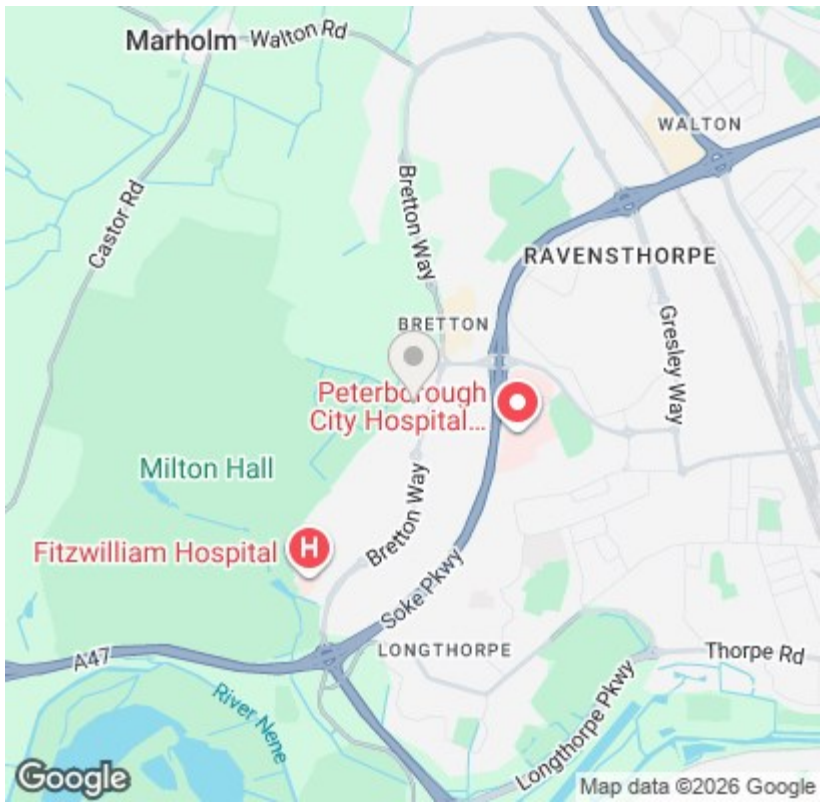
Offers In The Region Of £190,000 - Freehold, Tax Band - A

3 | | C

Floor Plan



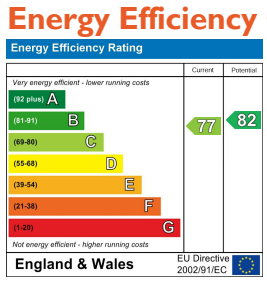
Area Map



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.

Deerleap

Bretton, Peterborough, PE3 9YB

Offered for sale with No Forward Chain, this well presented three bedroom end of terrace home occupies a generous corner plot in a popular residential location within Bretton. Featuring a spacious living/dining room, fitted kitchen, enclosed rear garden, single garage with off road parking, and the added benefit of owned solar panels generating an income, this property represents an ideal first time purchase or investment opportunity. Conveniently situated close to local amenities, schools, transport links and parkland.

Nestled on a generous corner plot within the sought after area of Bretton, this three bedroom end of terrace property offers excellent accommodation and fantastic potential for a variety of buyers. Available with no forward chain, the property welcomes you through an entrance hall leading to a bright and spacious living/dining room, providing ample space for both relaxation and entertaining. The fitted kitchen overlooks the rear garden and offers a practical layout with a range of storage and work surfaces. To the first floor, the landing provides access to three bedrooms, including a generous principal bedroom, alongside a family bathroom and separate WC. Externally, the property enjoys a large enclosed rear garden, ideal for families, pets and outdoor entertaining, whilst the substantial corner plot offers an attractive sense of space. Further benefits include a single garage with off road parking, owned solar panels generating an income, gas central heating and double glazing. Conveniently located close to local amenities, schools, transport links and recreational facilities, this property presents an excellent opportunity for first time buyers, growing families or investors seeking a well positioned home in a popular Peterborough location.

Entrance Hall
2.36 x 1.78 (7'8" x 5'10")

Kitchen
2.39 x 2.94 (7'10" x 9'7")

Living/Dining Room
4.63 x 4.34 (15'2" x 14'2")

Hallway
1.02 x 0.90 (3'4" x 2'11")

Landing
3.32 x 1.79 (10'10" x 5'10")

Master Bedroom
3.99 x 2.62 (13'1" x 8'7")

Bedroom Two
2.57 x 2.56 (8'5" x 8'4")

WC
2.53 x 0.92 (8'3" x 3'0")

Bathroom
1.71 x 1.82 (5'7" x 5'11")

Bedroom Three
2.00 x 2.74 (6'6" x 8'11")

Garage
2.60 x 4.91 (8'6" x 16'1")

EPC - C
77/82

Tenure - Freehold



















Subsidence Disclosure / Important Information
We are advised that the property was previously affected by subsidence, which has since been professionally rectified. The issue is understood to be resolved, and supporting documentation, including reports and any available guarantees or warranties, can be made available to interested parties upon request.

Prospective purchasers are advised to satisfy themselves through their own inspections, surveys, and enquiries.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access
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, Garage Bloc, Off Street Parking, Residents Parking, Single Garage, Street Parking Permit Not Required
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply, Solar Pv Panels
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: O2 - Great, Three - Excellent, 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.