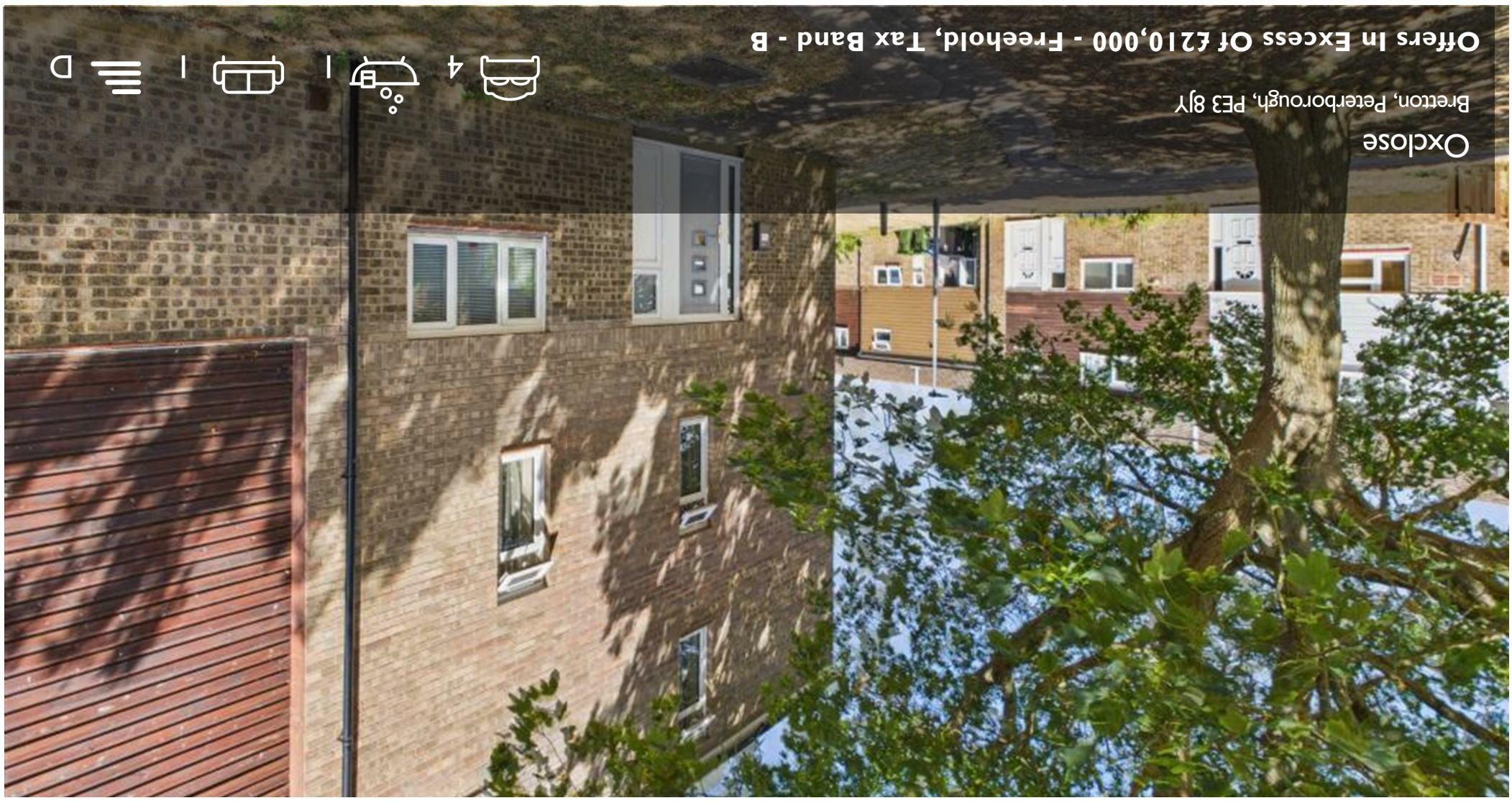


Oxclose

Bretton, Peterborough, PE3 8jY

Offers In Excess Of £210,000 - Freehold, Tax Band - B

4 | 1 | D

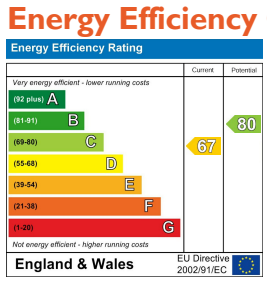
Floor Plan

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.

Oxclose

Bretton, Peterborough, PE3 8JY

A spacious and versatile four-bedroom town house situated in the sought-after area of Oxclose, Bretton, Peterborough, ideally placed for local amenities, schools, and hospitals. Offering flexible living accommodation across three floors, complete with a modern fitted kitchen, newly fitted shower room, and private rear garden with summer house, this property presents an excellent opportunity for families and investors alike.

This spacious four-bedroom town house is situated in the popular area of Oxclose, Bretton, Peterborough, offering a versatile layout perfectly suited to growing families or those seeking additional space, and benefiting from being conveniently located close to local amenities, well-regarded schools, and Peterborough's hospitals. Upon entering, you are welcomed into a practical entrance hallway that provides access to the ground floor accommodation and stairs rising to the first floor. To the ground floor, there is a well-proportioned room that lends itself perfectly to a variety of uses, whether as an extra reception room, a home study, or a fourth bedroom, making it an ideal space to adapt to the needs of the new owner, along with a handy WC for the convenience of family and visitors alike. The heart of the home is undoubtedly the impressive kitchen diner, a bright and versatile space that has been fitted with a modern range of units and comes complete with an integrated double oven, making it perfectly suited to family life and entertaining, while offering ample room for a dining table and further living space, with double doors leading out to the rear garden and flooding the room with natural light. Moving up to the first floor, you will find a generous living room providing a lovely space to relax and unwind, along with the third double bedroom, both served by a central landing. The second floor continues to impress, hosting the master bedroom and second bedroom, both well-proportioned doubles, along with a newly fitted shower room finished to a high standard. Throughout the property, the home benefits from gas central heating and full double glazing, ensuring comfort and efficiency all year round. Externally, the rear garden is a real highlight, offering a private outdoor space along with a useful summer house benefiting from power, ideal as a home office, gym, or simply a peaceful retreat. Altogether, this well-presented town house offers a flexible and adaptable layout across three floors, representing a fantastic buy for families looking for excellent space for the value, making it a must-view property for anyone searching in the Bretton area of Peterborough.

Entrance Hall
3.18 x 2.68 (10'5" x 8'9")

WC
0.78 x 1.53 (2'6" x 5'0")

Kitchen Diner
3.56 x 5.38 (11'8" x 17'7")

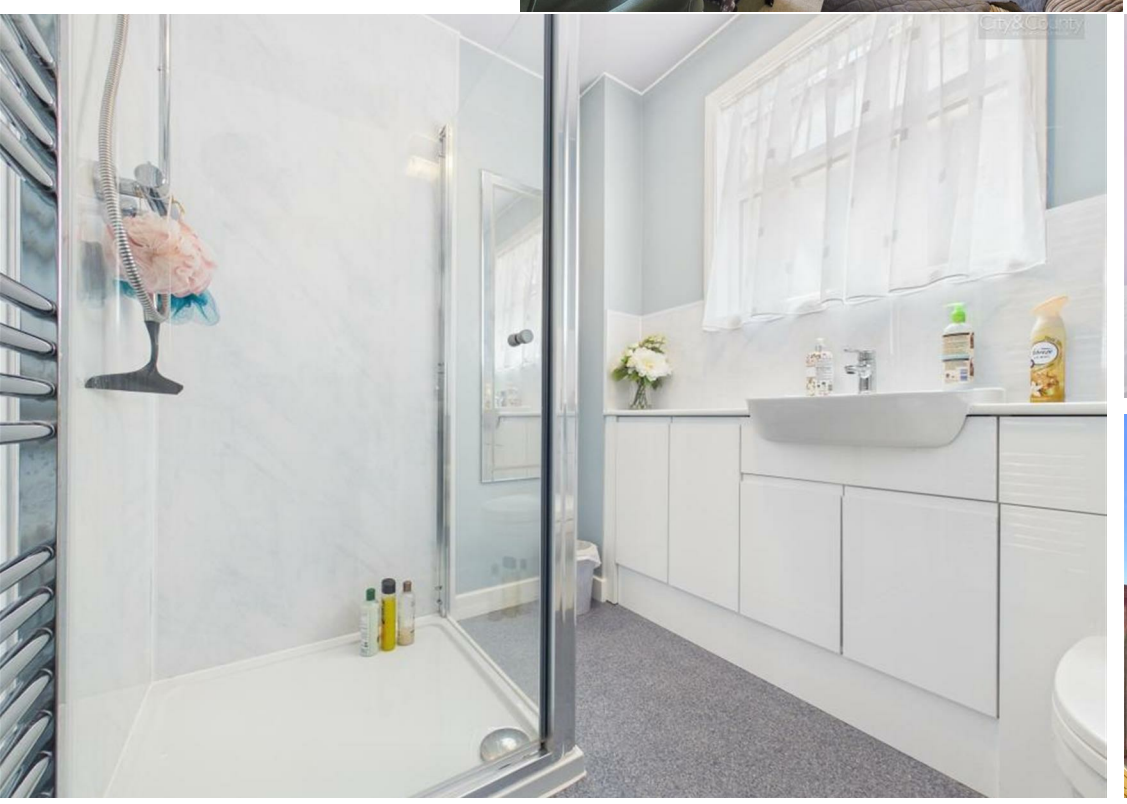
Bedroom Four
3.49 x 2.59 (11'5" x 8'5")

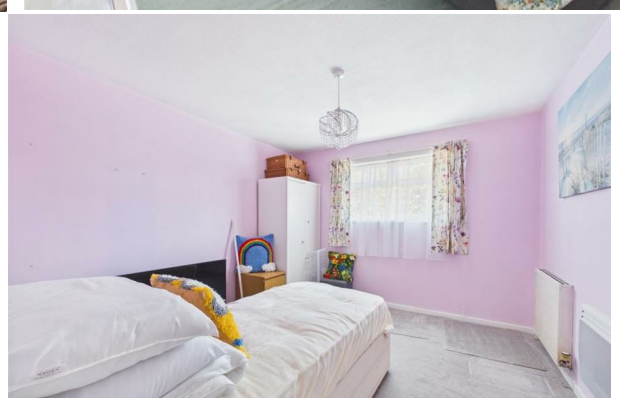
First Floor Landing
1.35 x 1.78 (4'5" x 5'10")

Living Room
3.56 x 5.40 (11'8" x 17'8")

Bedroom Three
3.47 x 3.48 (11'4" x 11'5")

Second Floor Landing
1.08 x 1.80 (3'6" x 5'10")





Master Bedroom
3.16 x 3.49 (10'4" x 11'5")

Shower Room
2.06 x 1.80 (6'9" x 5'10")

Bedroom Two
3.15 x 3.50 (10'4" x 11'5")

EPC - D
67/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Timber frame clad with bricks with tiled roof
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, 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.