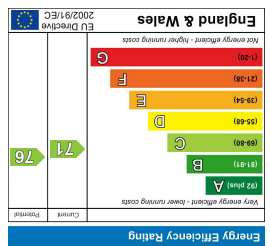


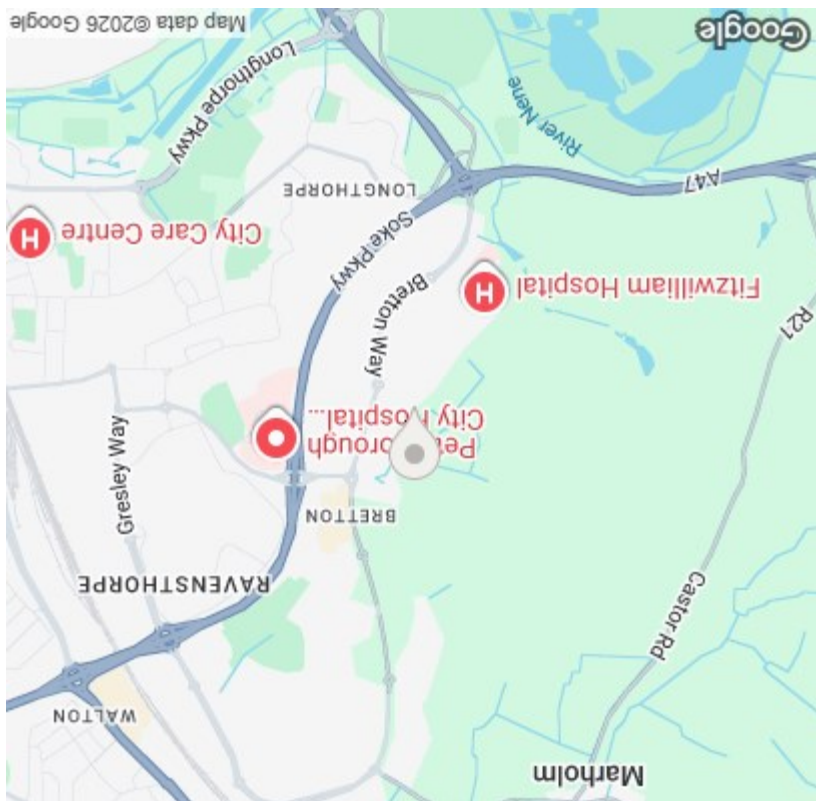
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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**



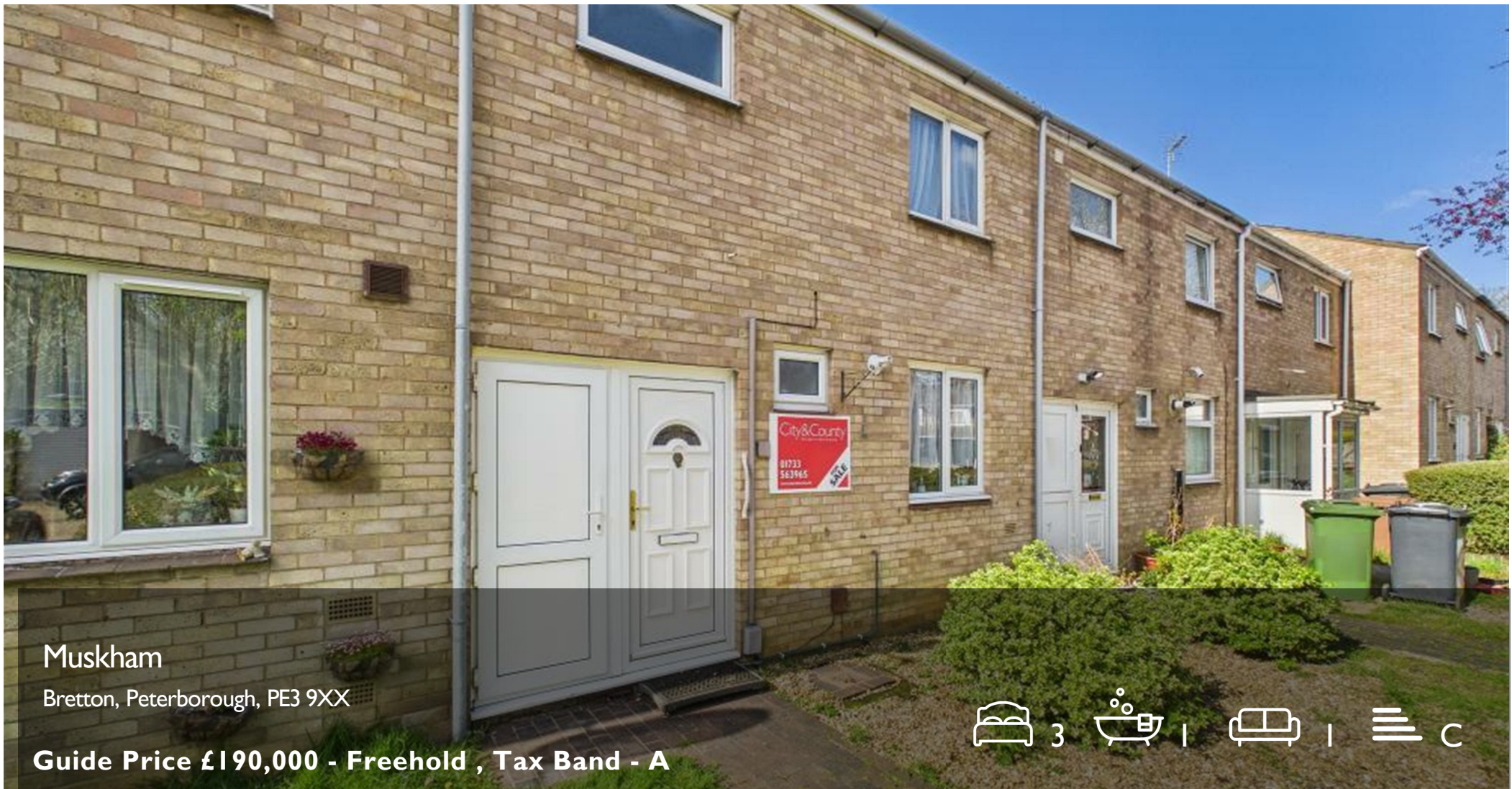
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Muskham**  
Bretton, Peterborough, PE3 9XX

**Guide Price £190,000 - Freehold , Tax Band - A**



# Muskham

Bretton, Peterborough, PE3 9XX

\*\*\* GUIDE PRICE OF £190,000 - £210,000 \*\*\*

This well-presented and spacious mid-terraced home, located in the popular Muskham area of South Bretton, Peterborough, offers a fantastic opportunity for families and professionals alike. With three well-proportioned bedrooms, a modern wet room, and a generous kitchen diner, the property combines comfort and practicality. Backing onto peaceful woodland and benefiting from a recently installed gas combi boiler, it provides both a private setting and efficient modern living, all within easy reach of local hospitals and amenities.

Situated in the sought-after area of Muskham in South Bretton, Peterborough, this spacious mid-terraced home has been lovingly owned by the same family for almost fifty years and offers convenient access to both Peterborough City Hospital and Fitzwilliam Hospital, making it ideal for families and professionals alike. The property welcomes you with a generous entrance hallway providing access to a ground floor WC, storage cupboard, and staircase, leading through to a bright living room and a well-proportioned kitchen diner across the rear with direct access to the garden, creating a practical and sociable living space. Upstairs, there are three well-sized bedrooms, including a spacious master overlooking the rear, a generous second double, and a versatile third room suitable as a home office or nursery, all served by a stylish modern refitted wet room.

Externally, the enclosed low-maintenance rear garden backs onto woodland, offering a peaceful and private outlook while further benefits include a recently installed Glow Worm gas combi boiler, enhancing energy efficiency and reliability.

**Entrance Hall**  
5.40 x 1.79 (17'8" x 5'10")

**WC**  
1.25 x 0.78 (4'1" x 2'6")

**Kitchen Diner**  
5.39 x 3.51 (17'8" x 11'6")

**Storage Cupboard**  
3.70 x 0.91 (12'1" x 2'11")

**Living Room**  
3.47 x 4.41 (11'4" x 14'5")

**Hallway**  
0.90 x 0.90 (2'11" x 2'11")

**Landing**  
3.41 x 1.83 (11'2" x 6'0")

**Master Bedroom**  
4.32 x 3.50 (14'2" x 11'5")

**Wet Room**  
1.66 x 1.81 (5'5" x 5'11")

**Bedroom Two**  
4.61 x 2.63 (15'1" x 8'7")

**Bedroom Three**  
3.75 x 2.71 (12'3" x 8'10")

**EPC - Commissioned**

**Tenure - Freehold**



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Other  
Accessibility Features, Wet Room  
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  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
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**