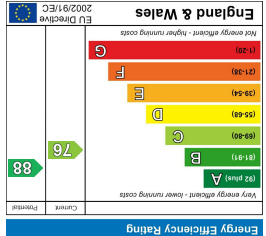


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Norburn

Bretton, Peterborough, PE3 8NJ

This charming three-bedroom mid-terrace home in Norburn, Peterborough, offers both comfort and convenience. Located in a peaceful cul-de-sac in Bretton, it's perfect fit for an investor. With easy access to Peterborough City Hospital, the A47, and local schools, it's well-connected for everyday needs. You'll find essential amenities and transport links within walking distance, making it an ideal blend of suburban tranquility and urban accessibility. This home is a smart choice for those looking to settle into a well-rounded community.

This charming three-bedroom mid-terrace home in Norburn, Peterborough, offers comfortable family living in a convenient location. Upon entering, you'll find a welcoming entrance hall leading to a downstairs cloakroom and a spacious kitchen/diner with ample storage and room for all essential appliances, including a washing machine, a dishwasher, and a fridge/freezer. The good-sized lounge opens directly to a private, enclosed garden, which is primarily laid to lawn, providing an ideal space for outdoor relaxation or family activities. Upstairs, the property features three well-proportioned bedrooms, including two doubles and one single, suitable for family, guests, or a home office. The family bathroom includes a modern three-piece suite with a WC, a wash hand basin, and a bath with an over-bath shower. The front of the property is accessible via a public footpath and provides convenient communal parking. The garden is gravelled and low maintenance. This home combines practical layout with a touch of comfort, ideal for families or those seeking a low-maintenance living option in a well-connected area.

- Entrance Hall**
4.70 x 1.80 (15'5" x 5'10")
- WC**
1.45 x 0.80 (4'9" x 2'7")
- Kitchen/Diner**
4.70 x 3.49 (15'5" x 11'5")
- Living Room**
3.30 x 5.41 (10'9" x 17'8")
- Landing**
3.57 x 1.87 (11'8" x 6'1")
- Master Bedroom**
4.22 x 3.01 (13'10" x 9'10")
- Bedroom Two**
3.81 x 2.72 (12'5" x 8'11")
- Bathroom**
1.76 x 2.02 (5'9" x 6'7")
- Bedroom Three**
2.66 x 2.37 (8'8" x 7'9")
- EPC - C**
76/88
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- 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: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: 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: Fixed Wireless
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, 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

