

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Efficiency Rating	Current
A	79-100
B	69-78
C	59-68
D	49-58
E	39-48
F	29-38
G	1-28

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.



Cleatham

Bretton, Peterborough, PE3 9XG

Guide Price £220,000 - Freehold , Tax Band - A



Cleatham

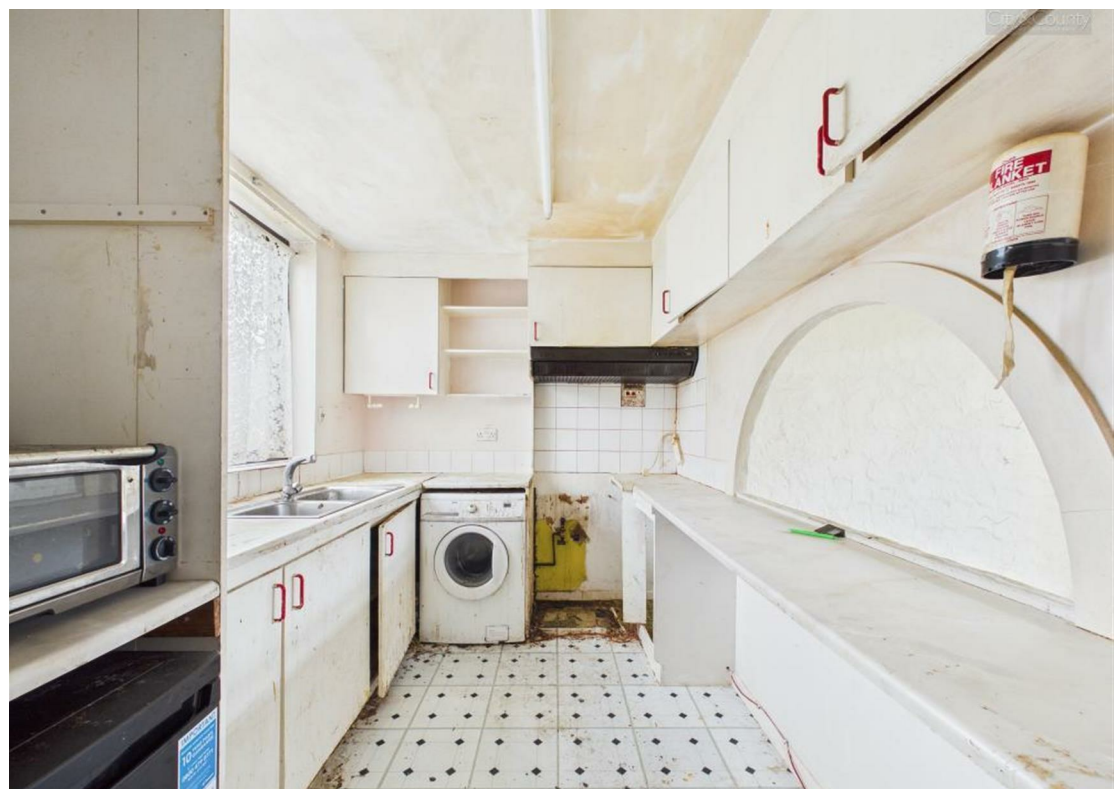
Bretton, Peterborough, PE3 9XG

Guide Price £220,000 - £230,000

Offered for sale with no forward chain, this extremely spacious semi-detached home in the sought-after area of Cleatham, South Bretton, presents an exciting opportunity for buyers seeking generous living space in a prime location close to Peterborough City Hospital and Fitzwilliam Hospital. Occupying a substantial plot with front and rear gardens, an oversized garage and off-road parking, the property provides well-proportioned accommodation throughout and excellent potential for cosmetic enhancement, making it ideal for families or those looking to create a home tailored to their own style and specification.

Situated in the highly desirable area of Cleatham in South Bretton, conveniently close to both Peterborough City Hospital and Fitzwilliam Hospital, this extremely spacious semi-detached home offers superbly proportioned accommodation set on a very generous plot with front and rear gardens, making it an ideal opportunity for families and buyers seeking space, location and potential. The property is approached via an entrance hallway which provides a welcoming first impression and gives access to the principal ground floor rooms, with stairs rising to the first floor and a useful ground floor cloakroom/WC positioned just off the hall. To the front of the property is a well-proportioned living room, enjoying a pleasant outlook and offering a comfortable yet versatile space for relaxing or entertaining. Moving through the hallway to the rear, the home opens into an impressive lounge diner that spans the width of the property, creating a wonderfully bright and sociable environment with ample space for both seating and formal dining, and direct access out to the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the dining area is the kitchen, thoughtfully positioned to serve the main living spaces and offering excellent scope for modernisation or reconfiguration to suit individual tastes, with potential to create a contemporary open-plan kitchen/dining arrangement subject to the necessary consents. The first floor landing leads to three well-balanced bedrooms, including a generous master bedroom and two further good-sized rooms that can comfortably accommodate family members, guests or be utilised as a home office, all served by a family bathroom located off the landing. Externally, the property continues to impress, sitting on a substantial plot with a generous frontage and a sizeable rear garden offering excellent outdoor space for children, gardening enthusiasts or future landscaping projects. Adjacent to the house is an oversized garage, providing superb storage or workshop potential, with off-road parking directly in front for added convenience. The home benefits from gas central heating powered by a modern Worcester boiler, and while it would benefit from a scheme of cosmetic improvements, it presents a fantastic opportunity to personalise and add value. Offered for sale with no forward chain, this is a rare chance to acquire a spacious and well-located property in a sought-after residential setting close to key amenities and transport links.

- Entrance Hall**
2.94 x 3.34 (9'7" x 10'11")
- Living Room**
4.77 x 4.15 (15'7" x 13'7")
- WC**
0.79 x 4.15 (2'7" x 13'7")
- Lounge Diner**
3.51 x 8.92 (11'6" x 29'3")
- Kitchen**
2.22 x 3.47 (7'3" x 11'4")
- Landing**
1.78 x 4.96 (5'10" x 16'3")



- Master Bedroom**
3.53 x 2.98 (11'6" x 9'9")
- Bedroom Two**
3.53 x 2.92 (11'6" x 9'6")
- Bathroom**
1.87 x 1.83 (6'1" x 6'0")
- Bedroom Three**
3.41 x 2.90 (11'2" x 9'6")
- Garage**
3.19 x 4.56 (10'5" x 14'11")
- EPC - D**
67/74
- 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: 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
 - Solar Panels: No
 - Water: Mains
 - Electricity: Mains Supply
 - Sewerage: Mains
 - Heating: Gas Mains
 - Internet connection: Cable
 - Internet Speed: up to 1000Mbps
 - Mobile Coverage: EE - Great, O2 - Great, There - 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

