



Middleton

Bretton, Peterborough, PE3 9XH

Offers In Excess Of £230,000 - Freehold, Tax Band - A



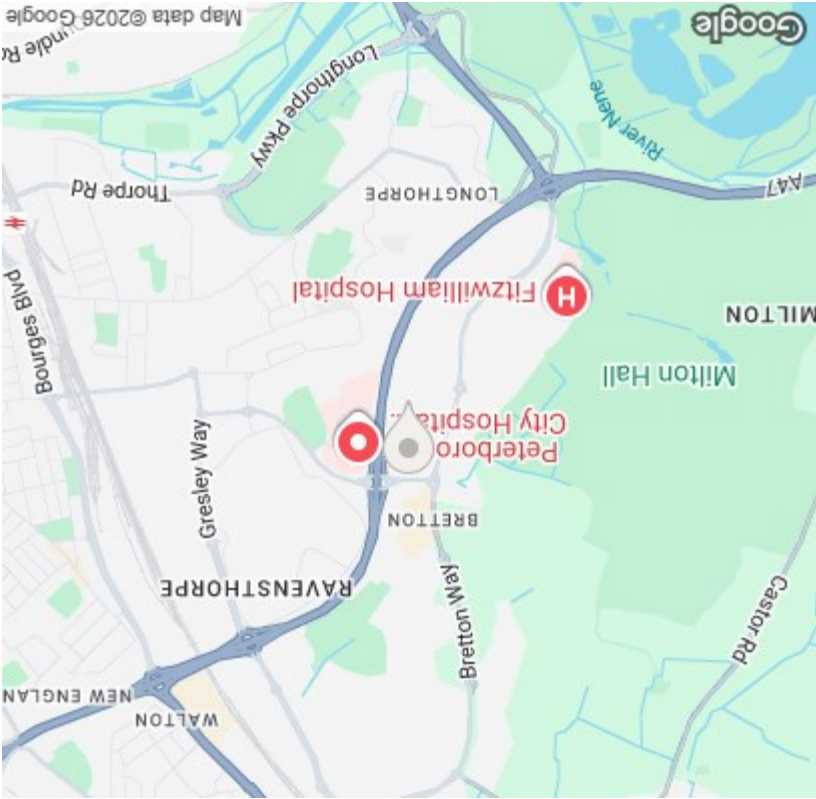
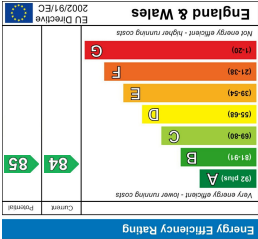
Floor Plan



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



Area Map

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.

Middleton

Bretton, Peterborough, PE3 9XH

Beautifully presented throughout, this end terraced family home enjoys a generous corner plot in the popular Middleton area of South Bretton. Offering three bedrooms, a high spec kitchen diner fitted within the past year, ample off street parking and a beautifully maintained garden with veranda and rear gated access, it is further enhanced by a newly fitted Worcester boiler and solar panels. Vvith both hospitals just a short walk away, this is a home that is ready to move straight into and enjoy.

Tucked away in the popular Middleton area of South Bretton, this beautifully presented end terraced family home sits on a generous corner plot and offers ample off street parking, making it as practical as it is appealing. Stepping into the entrance hall, you are welcomed by a bright and inviting space with stairs rising to the first floor, a handy storage cupboard and a convenient ground floor WVC, while doors lead off to the main living areas. The spacious living room is a lovely place to relax or entertain, with two windows allowing natural light to flood in, and it opens out onto a balcony that creates a wonderful extension of the living space for enjoying the fresh air. Adjoining the hallway, the stunning kitchen diner is the true heart of the home, fitted within the past year to a high specification and offering plenty of room for family dining, with a hob set within the sleek units and a window overlooking the outside. Also on the ground floor, a useful utility room provides extra space for laundry and storage, and there is a garage as well, which adds to the versatility of the home. Upstairs, the landing gives access to three well proportioned bedrooms, with the master bedroom offering a comfortable retreat, while bedroom two is a good-sized double and bedroom three makes an ideal child's room, nursery or home office. Completing the first floor is the modern family bathroom, which is fitted with a bath and ensures the needs of a busy household are well catered for. Outside, the beautifully maintained garden features a veranda that is perfect for summer entertaining and alfresco dining, together with the added convenience of rear gated access. The property also benefits from a newly fitted Worcester boiler and solar panels, helping with efficiency and running costs, and its location is hard to beat, with both hospitals just a short walk away. Early viewing is highly recommended to fully appreciate everything on offer.

Entrance Hall  
5.07 x 0.86 (16'7" x 2'9")

WC  
1.38 x 0.80 (4'6" x 2'7")

Living Room  
5.07 x 3.46 (16'7" x 11'4")

Kitchen Diner  
2.91 x 5.39 (9'6" x 17'8")

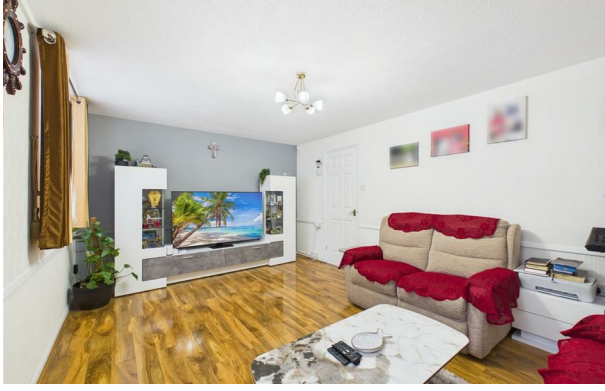
Veranda  
7.66 x 2.30 (25'1" x 7'6")

Landing

Master Bedroom  
2.98 x 3.55 (9'9" x 11'7")

Bathroom  
1.88 x 1.68 (6'2" x 5'6")

Bedroom Two  
2.90 x 3.42 (9'6" x 11'2")



Bedroom Three  
2.04 x 3.51 (6'8" x 11'6")

Utility Room  
2.39 x 4.18 (7'10" x 13'8")

Garage  
2.40 x 1.52 (7'10" x 4'11")

EPC - B  
84/85

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 (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: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

