

Connells

Deerleap
Bretton Peterborough

Deerleap
Bretton Peterborough PE3 9YD

for sale guide price
£85,000







Property Description

A well-presented ground floor studio apartment in the popular area of Bretton, Peterborough. Offering versatile living accommodation, a practical layout and the added benefit of a private garage, this property is ideal for first-time buyers, investors or those seeking a low-maintenance home. ***Guide price £85,000-£95,000***

Internally, the property comprises a spacious open-plan living and sleeping area measuring 18'10 x 11'4, offering ample space and natural light. The fitted kitchen provides excellent cupboard and worktop space, with room for a range of appliances.

Completing the accommodation is a well-appointed bathroom featuring a bath with shower over, W/C and wash basin.

Externally, the property benefits from its own garage, providing valuable additional storage space and secure parking.

Situated in the popular residential area of Bretton, the property offers convenient access to local amenities, transport links and Peterborough City Centre.

With its versatile layout, convenient location and practical living space, this property represents an excellent opportunity for first-time buyers, investors or those looking for an easy-to-maintain home.

Entrance Hall

Living Space/Bedroom
18' 10" x 11' 3" (5.74m x 3.43m)

A spacious Living Room/Bedroom that is both open-plan and versatile. Buyers are able to configure and rearrange this space as they please.

Kitchen
10' 4" x 6' 7" (3.15m x 2.01m)

A separate Kitchen space complete with ample room for cupboard/storage areas and free-standing/built-in appliances.

Main Bathroom
7' 3" x 5' 7" (2.21m x 1.70m)

A modern and well presented main bathroom that includes a bath/shower combo, toilet and sink.

Main Bathroom
7' 3" x 5' 7" (2.21m x 1.70m)

A modern and well presented main bathroom that includes a bath/shower combo, toilet and sink.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


beko





Ground Floor

Total floor area 32.8 m² (353 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO313081

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.