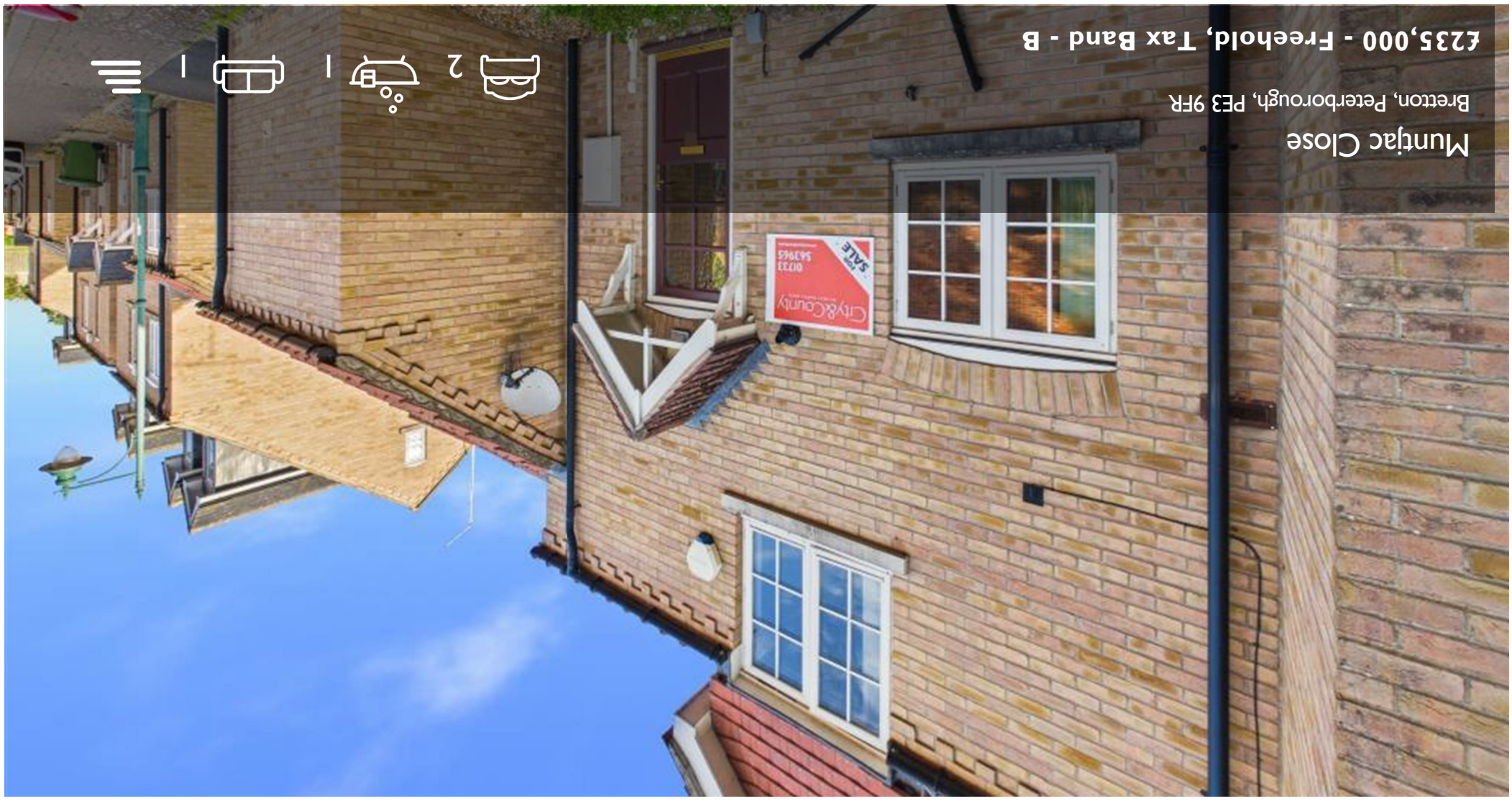
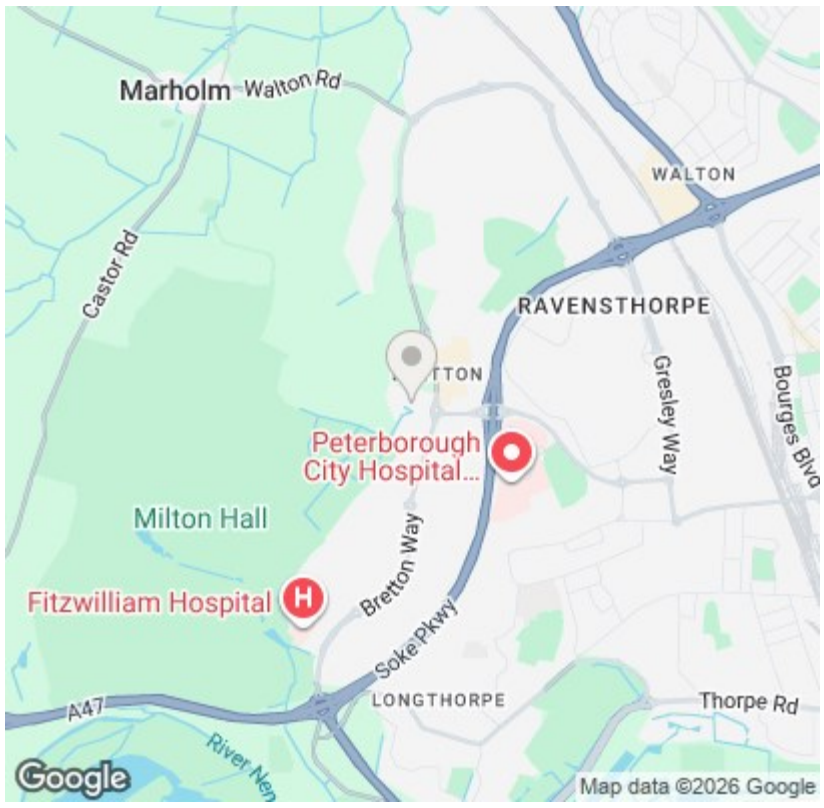


Floor Plan



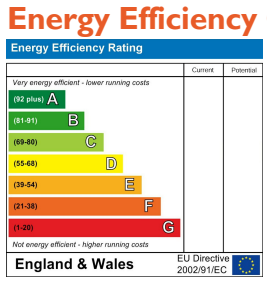
Area Map



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



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 licencing 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.

Muntjac Close

Bretton, Peterborough, PE3 9FR

Offered for sale with no forward chain, this modern semi-detached home on Muntjac Close in South Bretton is a fantastic opportunity for a wide range of buyers. Built by the respected local builder Broadgate Homes, it offers well-planned accommodation with gas central heating, a spacious lounge diner opening onto an enclosed rear garden, two good-sized bedrooms and a family bathroom with separate shower. A single attached garage with excellent potential for conversion, plus off-road parking, adds real flexibility, and the location provides easy access to the City and Fitzwilliam Hospitals, making this an ideal home for first-time buyers, downsizers and investors alike.

Offered for sale with no forward chain, this modern semi-detached house on Muntjac Close in the ever-popular South Bretton area of Peterborough is a superb opportunity for first-time buyers, downsizers and investors alike, and its location gives easy access to both the City and Fitzwilliam Hospitals. Built by the reputable local builder Broadgate Homes, the home sits on a well-regarded modern development and benefits from gas central heating throughout. Stepping inside, you are welcomed by a bright entrance hallway with stairs rising to the first floor and a convenient ground floor WC tucked neatly off the hall, ideal for guests and busy family life. From the hall, a door opens into the well-proportioned kitchen, which has a window to the rear and a good range of units with space for a hob and appliances, making it a practical and sociable place to prepare meals. Moving through to the spacious lounge diner, you will find a generous open living space with plenty of room for both comfortable seating and a dining table, filled with natural light from the side window and French doors that open directly onto the rear garden, perfect for summer entertaining and for letting the outdoors in. Upstairs, the landing gives access to all first floor accommodation, including the master bedroom, a well-sized double with a window to the front, built-in wardrobe space and room for freestanding furniture. Bedroom two is also a comfortable room, equally suited to a child's bedroom, guest room or home office, while the family bathroom is fitted with a panelled bath with shower over, WC and wash basin, plus an additional separate shower cubicle, which is a useful and desirable extra in a property of this size. Outside, the property enjoys off road parking and a single garage attached to the side of the house, which offers excellent potential for conversion into additional living space, subject to the necessary planning permissions and building regulations, as a neighbouring property has already done. To the rear, you will find a fully enclosed garden with a shed, offering a safe and private space for children, pets and outdoor relaxation. Viewing is highly recommended to appreciate everything on offer.

Entrance Hall
1.14 x 2.93 (3'8" x 9'7")

Kitchen
2.82 x 2.23 (9'3" x 7'3")

Lounge Diner
3.00 x 3.92 (9'10" x 12'10")

WC
1.86 x 0.94 (6'1" x 3'1")

Landing
1.28 x 1.93 (4'2" x 6'3")

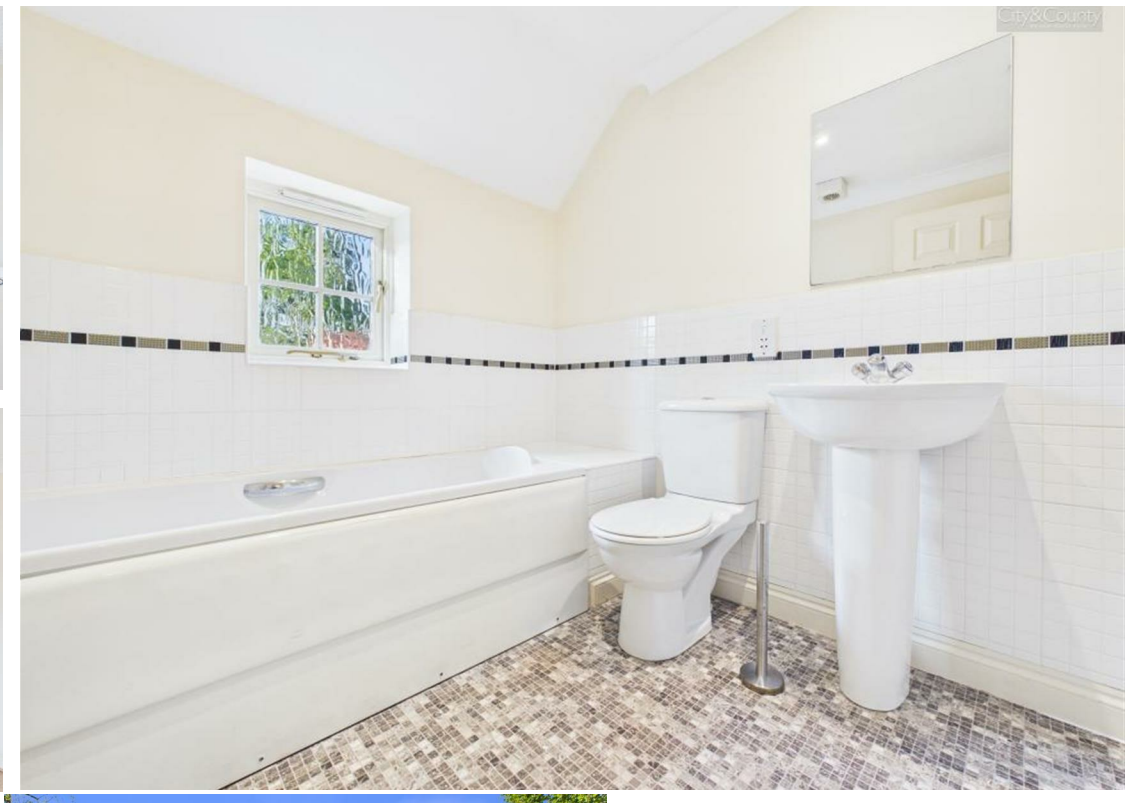
Master Bedroom
3.65 x 3.22 (11'11" x 10'6")





















Bathroom
2.14 x 1.98 (7'0" x 6'5")

Bedroom Two
2.69 x 2.96 (8'9" x 9'8")

EPC - C
76/90

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Off Street Parking
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 - Excellent, Vodafone - Excellent

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.