



40 Benland Bretton Peterborough PE3 8EB

Offers in excess of £70,000



A fantastic opportunity to acquire this one bedroom detached coach house in the popular Bretton area of Peterborough, offered with no forward chain. Perfect for first-time buyers wanting to add their own personal touch or buy-to-let investors seeking a strong rental return.



The property features an entrance hall, kitchen, lounge/dining room, one double bedroom, and bathroom, complemented by uPVC double glazing throughout and gas central heating. Externally, there is communal parking for convenience.

The vendor advises there are 87 years remaining on the lease and a service charge of approximately £290 per annum, making this an affordable and low-maintenance purchase.

Located close to local shops, schools, and Peterborough City Hospital, this home offers both convenience and a desirable location. The property is in Council Tax Band A with an Energy Performance Rating of E. While it would benefit from some modernisation, it represents excellent value at the asking price.

In our valuer's opinion, the property has a potential rental income of around £750 per calendar month, making it an attractive option for investors, while first-time buyers have the perfect opportunity to create a home to their own taste.

Don't miss out on this affordable home in a popular location with great potential.

Lounge/Diner - 17'6 x 10'8

Carpeted flooring, radiator, uPVC double glazed window, uPVC double glazed door to balcony.

Kitchen - 12'11 x 5'9

Vinyl flooring, uPVC double glazed window, fitted wall and base units, space for freestanding cooker, fridge/freezer and washing machine.

Bedroom - 8'7 x 13'8

Carpeted flooring, radiator, uPVC double glazed window.

Bathroom - 6'8 x 5'11

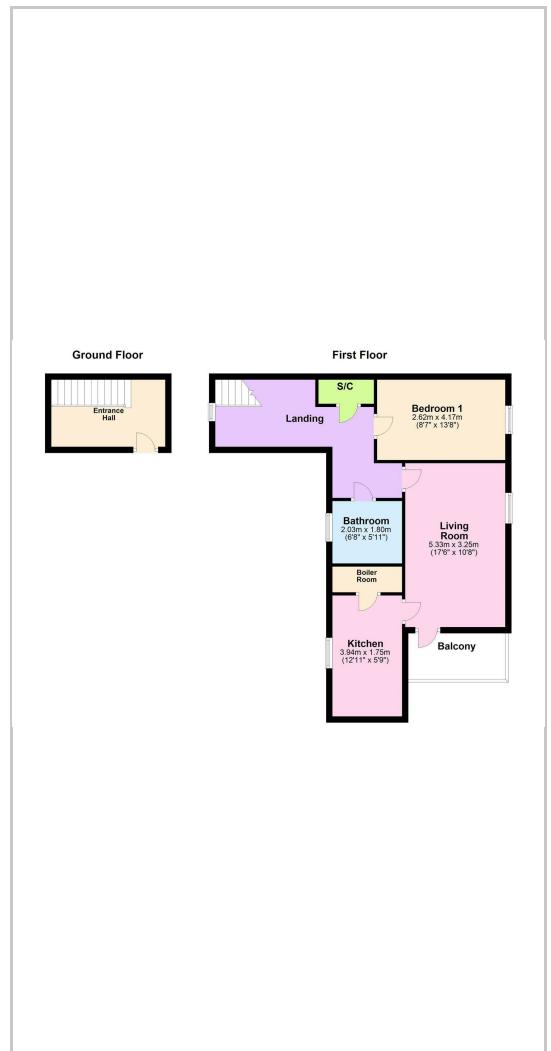
Vinyl flooring, radiator, standard WC, panelled bath with shower over, wall mounted sink.

Balcony -

Area Map



Floor Plans



Energy Efficiency Graph

