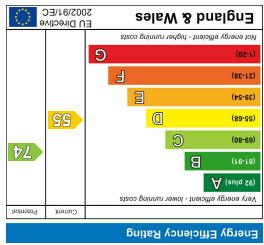


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>



Energy Efficiency Graph

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.

Viewing



Area Map



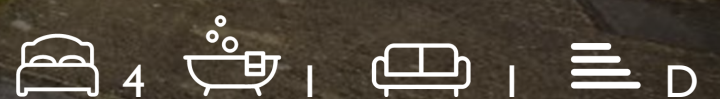
Floor Plan



Forge End

Alwalton, Peterborough, PE7 3UT

Guide Price £400,000 - Freehold , Tax Band - E



## Forge End

Alwalton, Peterborough, PE7 3UT

City and County are pleased to market this four-bedroom, detached bungalow located within a desirable Cul-de-Sac in Alwalton, Peterborough. Offering NO FORWARD CHAIN, walking distance to local transport links and amenities, this property is the ideal family home.

Briefly comprising, an entrance hall, good sized lounge/diner, family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. Four double bedrooms, two of those bedrooms benefitting from fitted wardrobes. The kitchen is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher and a fridge/freezer. Integrated oven and a four-ring electric hob with an extractor over. To the rear, there is an enclosed garden which is mainly laid to lawn with access into the detached single garage. To the front, there is a garden which is mainly laid to lawn, with a driveway leading to the rear allowing off road parking for at least three cars. Please call today for a viewing!



### Entrance Hall

6'0" x 13'5"

### Lounge

18'8" x 12'9"

### Dining Room

10'3" x 9'7"

### Kitchen

13'10" x 13'2"

### Bathroom

6'11" x 5'8"

### Hallway

18'4" x 3'8"

### Storage Cupboard

3'11" x 1'8"

### Master Bedroom

12'10" x 11'10"

### Bedroom Two

8'11" x 12'2"

### Wardrobe

4'2" x 1'8"



### Bedroom Three

7'11" x 10'11"

### Bedroom Four

9'2" x 8'1"

### EPC - D

55/74

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Oil Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D (potential rating is C)

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.

