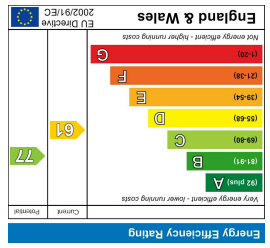


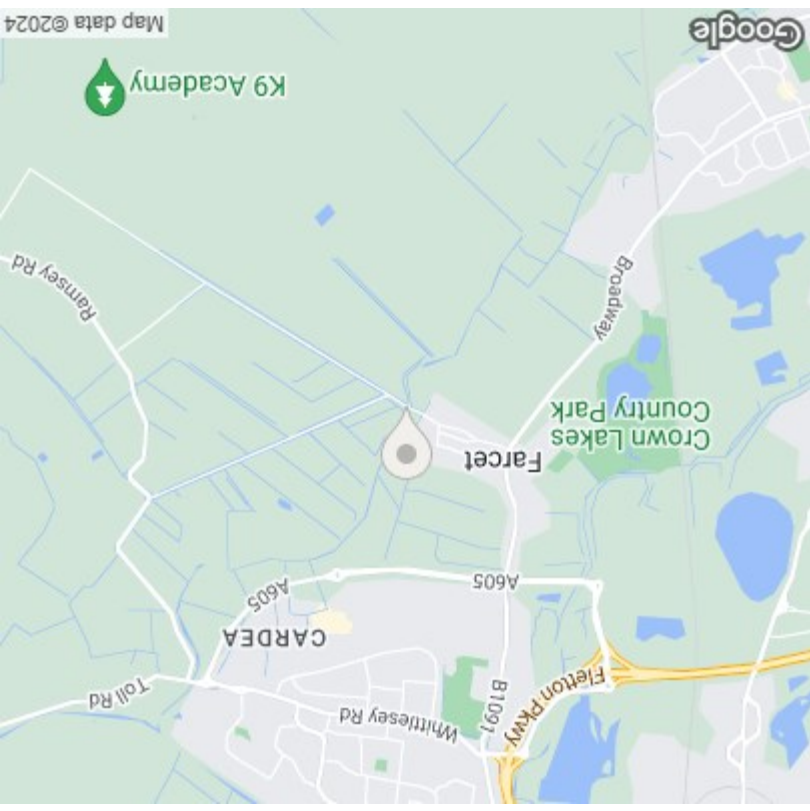
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



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

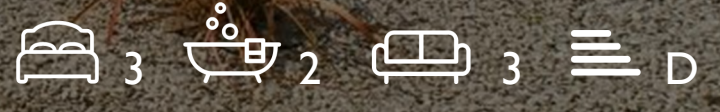


Floor Plan



Ronan House Straight Drove  
Farcet, Peterborough, PE7 3DL

Guide Price £360,000 - Freehold , Tax Band - B



# Ronan House Straight Drove

Farcet, Peterborough, PE7 3DL

**\*\*GUIDE PRICE £360,000 - £390,000\*\*** City and County Crowland are delighted to showcase this unique semi-rural dwelling situated on Straight Drove, approximately four miles east of Pondersbridge in Cambridgeshire. This extended semi detached is situated on a single farm track offering privacy and tranquility, on a large plot size of approximately a third of an acre nestled amongst the fenland countryside. Access to the property is via a substantial gravel driveway providing ample parking for a number of vehicles, there is a metal garage/store/workshop with light and power connected.

Over 1300 sq ft of superbly presented accommodation with many character features such as beamed ceilings and wooden latch doors, comprising of an entrance hall, fully fitted kitchen with walk in pantry, a separate dining room, snug, a beautiful living room with two picture windows to the front elevation with countryside views, a feature fireplace and surround with a cosy log burning stove. There is also the added benefit of a sun lounge (previously the fourth bedroom), and adjacent is a superb modern wet room. Stairs lead to the first floor and landing, a lovely modern and luxurious shower room, three further bedrooms with the master benefiting from a balcony overlooking the rear. A truly individual/versatile home, offering tremendous potential. Call today to book your viewing for this character luxury cottage with many modern upgrades, including underfloor heating, and solar panels (owned outright).

- Entrance Hall**  
28'10" x 3'1"
- Dining Room**  
10'11" x 11'4"
- Snug**  
9'0" x 11'6"
- Living Room**  
13'5" x 11'3"
- Sun Lounge/Bedroom Four**  
11'5" x 12'9"
- Wet Room**  
6'8" x 6'1"
- Pantry/Utility Room**  
5'5" x 5'3"
- Kitchen**  
15'7" x 8'10"
- Landing**  
12'6" x 6'8"
- Master Bedroom**  
10'10" x 17'11"
- Bedroom Three**  
6'6" x 24'9" x 11'2"
- Bedroom Two**  
14'11" x 11'2"
- Shower Room**  
11'4" x 6'9"
- Balcony**  
40'9" x 5'8"
- EPC - D**  
61/77



**Tenure - Freehold**  
**IMPORTANT LEGAL INFORMATION**  
 Material Information  
 Property construction: Standard form  
 Community Green Space Charge: No  
 Electricity supply: Mains electricity  
 Solar Panels: Yes  
 Other electricity sources: No  
 Water supply: Mains Water Supply  
 Sewerage: Septic Tank shared with neighbour  
 Heating: Oil Central Heating  
 Heating features: Electric Underfloor Heating in Kitchen/Hall  
 Broadband: Up to 9Mbps  
 Mobile coverage: O2 - Great, Vodafone - Great



Parking: Garage, Driveway, Off Street  
 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:  
 Coal mining area: No  
 Non-coal mining area: No  
 Energy Performance rating: D (potential 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

