

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 APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Target
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (29-38), G (1-28)

Energy Efficiency Graph



Area Map



Floor Plan

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.

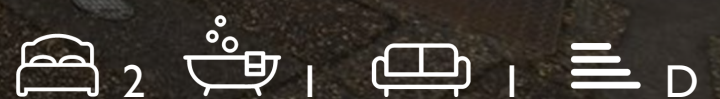
Viewing



Linnet

Orton Wistow, Peterborough, PE2 6XY

Offers In Excess Of £200,000 - Freehold , Tax Band - B



Linnet

Orton Wistow, Peterborough, PE2

AXY

Welcome to this charming detached bungalow located in the peaceful area of Linnet, Orton Wistow, Peterborough. This lovely property boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, making it the perfect home for a small family or those looking to downsize.

Situated in a quiet Cul-de-Sac, this bungalow offers a tranquil living environment. The property features a delightful conservatory, ideal for enjoying the sunshine all year round. With parking spaces for two vehicles and a detached single garage, parking will never be an issue for you or your guests. One of the highlights of this property is its low maintenance, enclosed wrap-around garden. Complete with an outdoor office space, this garden provides a private oasis for relaxation and outdoor activities. Additionally, being within walking distance to Ferry Meadows, you can easily enjoy the beauty of nature whenever you desire. Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the peaceful and convenient lifestyle that this property has to offer.

Entrance Hall

9'3" x 8'2"

Kitchen

9'6" x 8'4"

Lounge

16'0" x 10'7"

Conservatory

9'3" x 11'6"



Bathroom

6'1" x 5'7"

Master Bedroom

10'11" x 10'8"

Bedroom Two

8'0" x 8'4"

Office

10'3" x 7'11"

EPC - D

66/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING
VENDOR APPROVAL

