

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/>
 Disclaimers 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.

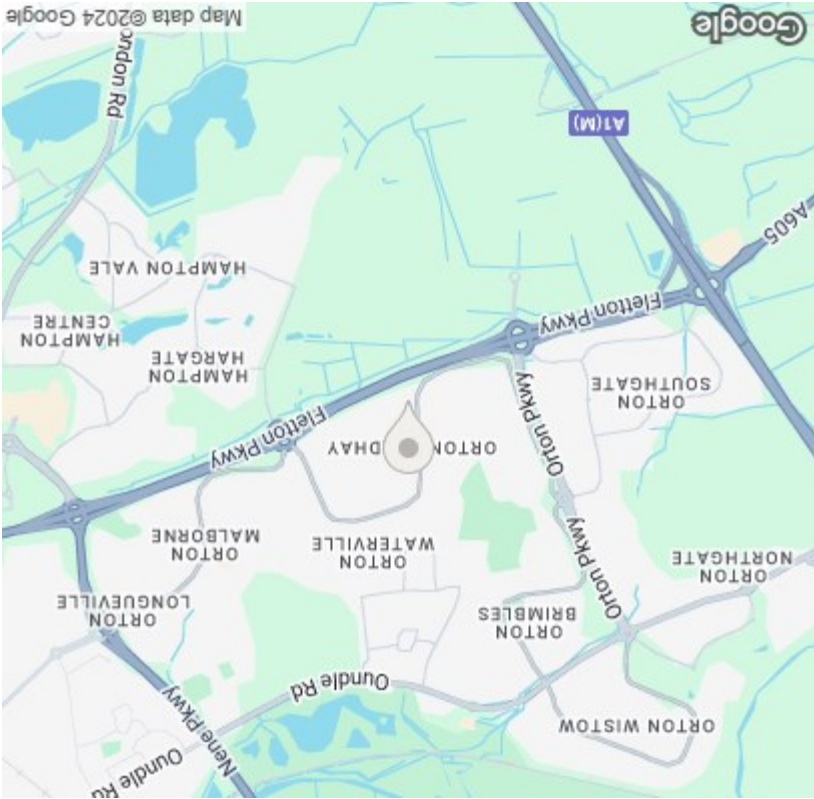
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

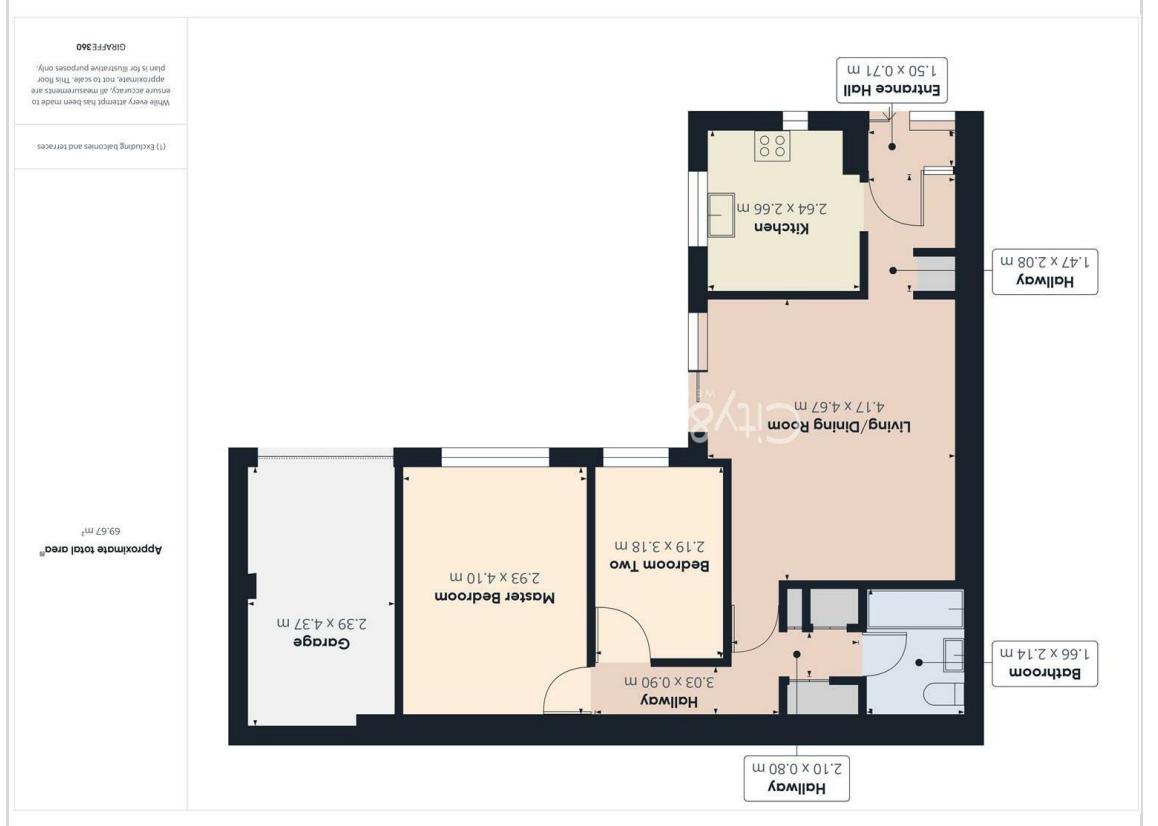
Energy Efficiency Rating	
Current	Assumed
89	70
A	B
B	C
C	D
D	E
E	F
F	G
G	

Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-50), G (1-20). The energy indicator - higher ratings mean lower energy costs.

Energy Efficiency Graph



Area Map



Floor Plan



Wingfield

Orton Goldhay, Peterborough, PE2 5TH

Guide Price £195,000 - Freehold , Tax Band - B



Wingfield

Orton Goldhay, Peterborough, PE2 5TH

Welcome to this charming semi-detached bungalow in the delightful location of Wingfield, Orton Goldhay, Peterborough. This property boasts two bedrooms, perfect for a small family or those looking for a bit of extra space.

Upon entering, you'll be pleasantly surprised by the deceptively spacious layout, offering more room than meets the eye. The Cul-de-Sac location ensures a peaceful and quiet living environment, ideal for relaxation after a long day. One of the highlights of this property is its easy access to Fletton Parkway, making commuting a breeze for those who need to travel for work or leisure. Additionally, the low maintenance, enclosed rear garden provides a private outdoor space to enjoy some fresh air or entertain guests. No need to worry about parking, as this bungalow comes with off-road parking for one car, ensuring convenience for you and your visitors. Don't miss out on the opportunity to make this lovely semi-detached bungalow your new home. Book a viewing today and discover the potential and comfort this property has to offer.

Entrance Hall

4'11" x 2'3"

Kitchen

8'7" x 8'8"

Hallway

4'9" x 6'9"

Living/Dining Room

13'8" x 15'3"

Hallway

6'10" x 2'7"



Bathroom

5'5" x 7'0"

Hallway

10'9" x 2'11"

Master Bedroom

9'7" x 13'5"

Bedroom Two

7'2" x 10'5"

Garage

7'10" x 14'4"

EPC - C

70/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

