

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 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 Rating	
Current	Assumed
92	A
73	B
	C
	D
	E
	F
	G

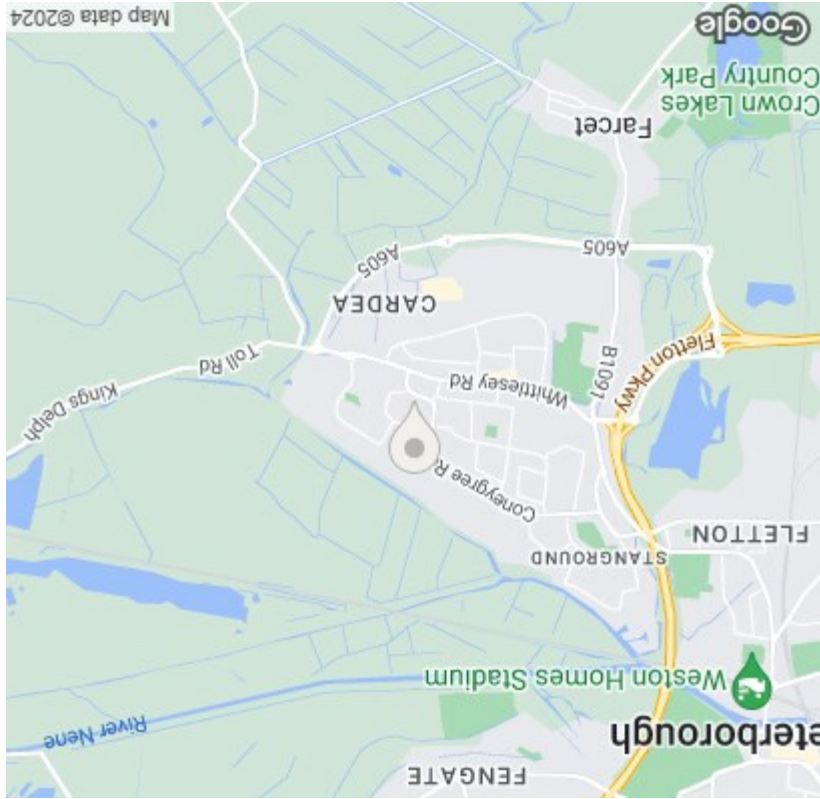
Any energy efficient - lower rating costs  
 Any energy efficient - lower rating costs  
 Any energy efficient - higher rating costs

EU Directive 2002/91/EC  
 England & Wales

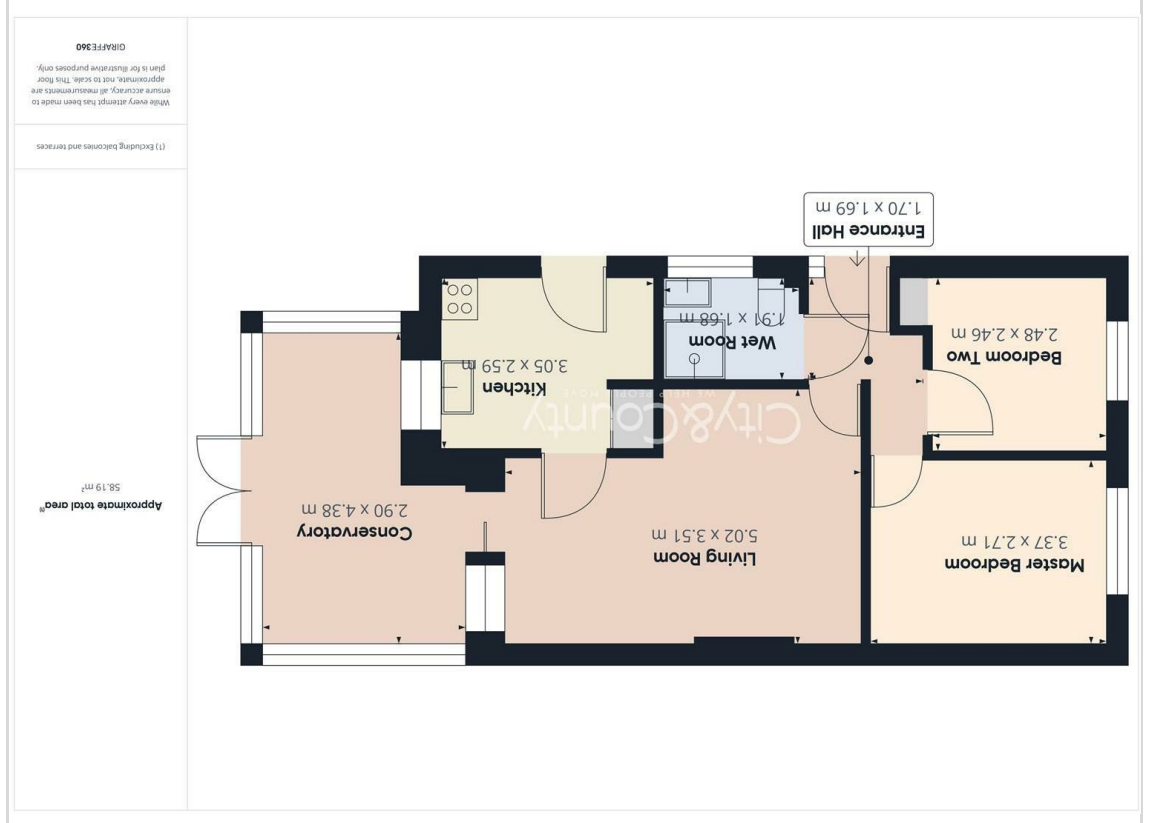
Energy Efficiency Graph

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

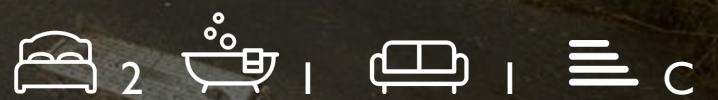


Floor Plan



Harlton Close  
 Peterborough, PE2 8LW

£230,000 - Freehold , Tax Band - B





# Harlton Close

Peterborough, PE2 8LW

Welcome to Harlton Close, a charming two-bedroom semi-detached bungalow located in a peaceful Cul-de-Sac in the sought-after area of Stanground. This property is perfect for those seeking a comfortable, low-maintenance home with excellent access to local amenities and transport links.

As you enter the bungalow, you are greeted by a welcoming entrance hall that leads to the spacious living areas. The property features two generously sized double bedrooms, offering ample space for rest and relaxation. The wet room is conveniently designed for ease of use, catering to modern living needs. The kitchen is thoughtfully fitted with a matching range of base and eye-level units, providing plenty of storage space. It includes an integrated oven and cooker, with additional room for a washing machine and fridge/freezer. The kitchen seamlessly flows into a light-filled conservatory, offering a perfect space for dining or simply enjoying the view of the garden. The bungalow also benefits from a single garage, ideal for secure parking or additional storage. The private rear garden is enclosed, ensuring privacy while being easy to maintain, making it an ideal outdoor space for relaxing or entertaining. A tarmacked driveway to the front of the property offers parking for at least three cars, making it convenient for residents and visitors alike. The home is equipped with gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year.

Harlton Close is within walking distance to local amenities and well-connected by nearby transport links, making daily life convenient and hassle-free. Whether you are downsizing, looking for a first home, or seeking a quiet retreat, this property offers a perfect blend of comfort, convenience, and style. Don't miss the opportunity to make this delightful bungalow your new home.

**Entrance Hall**  
5'6" x 5'6"

**Living Room**  
16'5" x 11'6"

**Conservatory**  
9'6" x 14'4"

**Kitchen**  
10'0" x 8'5"



**Master Bedroom**  
11'0" x 8'10"

**Bedroom Two**  
8'11" x 8'0"

**Wet Room**  
6'3" x 5'6"

**EPC - Awaiting**

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features: Radiators  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Garage, 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:  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: 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**

