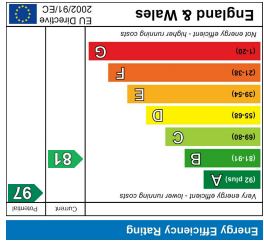


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

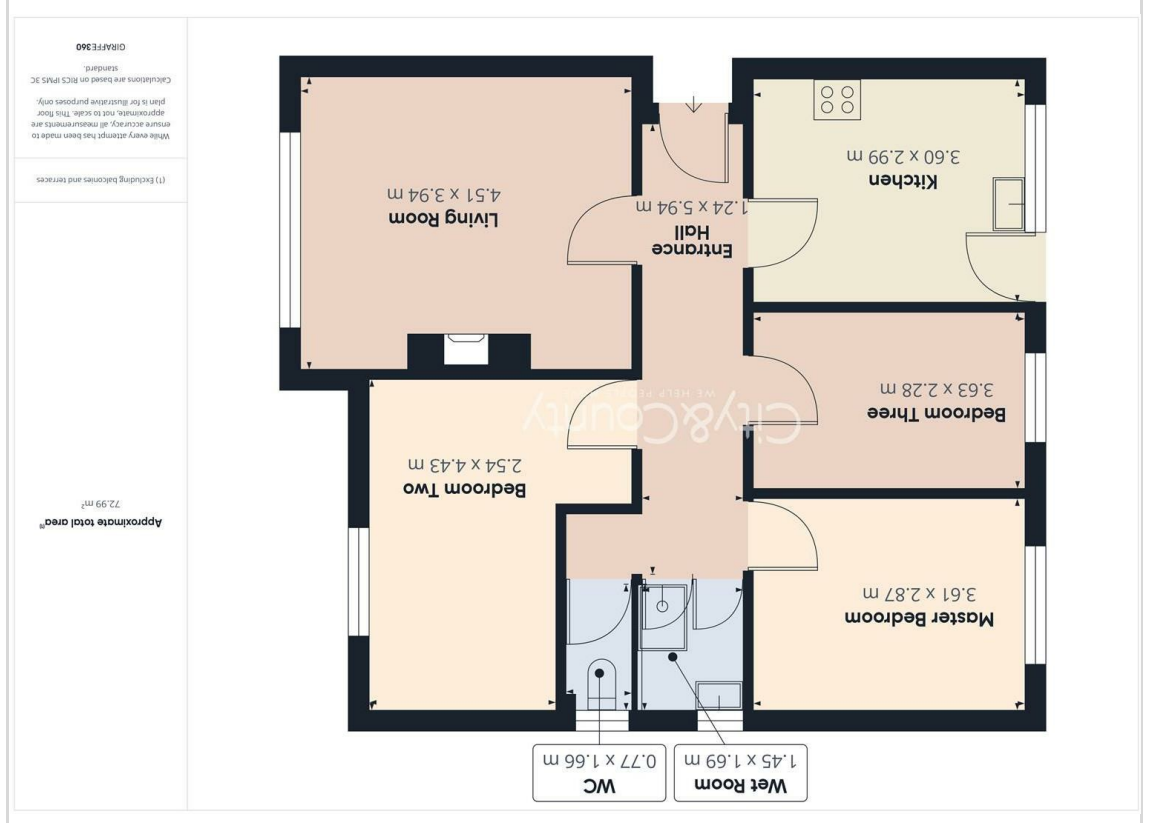
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



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.

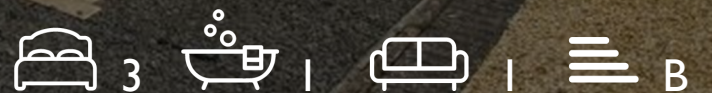
Viewing



Wisteria Way

Peterborough, PE4 7RQ

Guide Price £260,000 - Freehold , Tax Band - C



Wisteria Way

Peterborough, PE4 7RQ

Welcome to Wisteria Way, a spacious detached bungalow nestled in a peaceful cul-de-sac in the sought-after area of Werrington. Ideal for families or those looking to downsize, this home is perfectly positioned with easy access to local transport links and nearby schools. Its tranquil setting offers a short stroll to Cuckoo Hollow, a scenic spot perfect for outdoor activities. This property promises a blend of comfort, convenience, and community, making it the ideal choice for your next home.

Nestled in a quiet cul-de-sac, Wisteria Way is a deceptively spacious three-bedroom detached bungalow offering comfort and convenience in the heart of Werrington. This well-maintained property features a welcoming entrance hall leading to a generously sized lounge, perfect for relaxation or entertaining. The kitchen is fitted with a matching range of base and eye-level units, providing ample space for a washing machine, fridge/freezer, and a freestanding cooker. The bungalow includes two double bedrooms and one large single bedroom, making it ideal for families or those seeking extra space. The accommodation is completed by a separate WC and a practical wet room. Outside, the rear of the property boasts a low-maintenance garden, primarily laid to patio, with access to the single garage and driveway. The front garden is attractively gravelled, offering easy upkeep, with direct access to the public footpath leading to the picturesque Cuckoo's Hollow nature reserve. This charming property offers a peaceful setting with great potential for personalisation, making it an excellent choice for buyers looking for both comfort and tranquility.

Entrance Hall
4'0" x 19'5"

Living Room
14'9" x 12'11"

Kitchen
11'9" x 9'9"

Master Bedroom
11'10" x 9'4"

Wet Room
4'9" x 5'6"

WC
2'6" x 5'5"

Bedroom Two
8'3" x 14'6"

Bedroom Three
11'10" x 7'5"

EPC - B
81/97

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wet Room
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No



Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Garage Bloc, Off Street Parking
Solar Panels: Yes - Leased, lease term ends October 2035.
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

