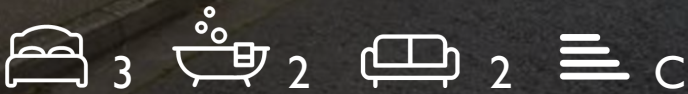




Rothwell Way

Orton Longueville, Peterborough, PE2 7WE

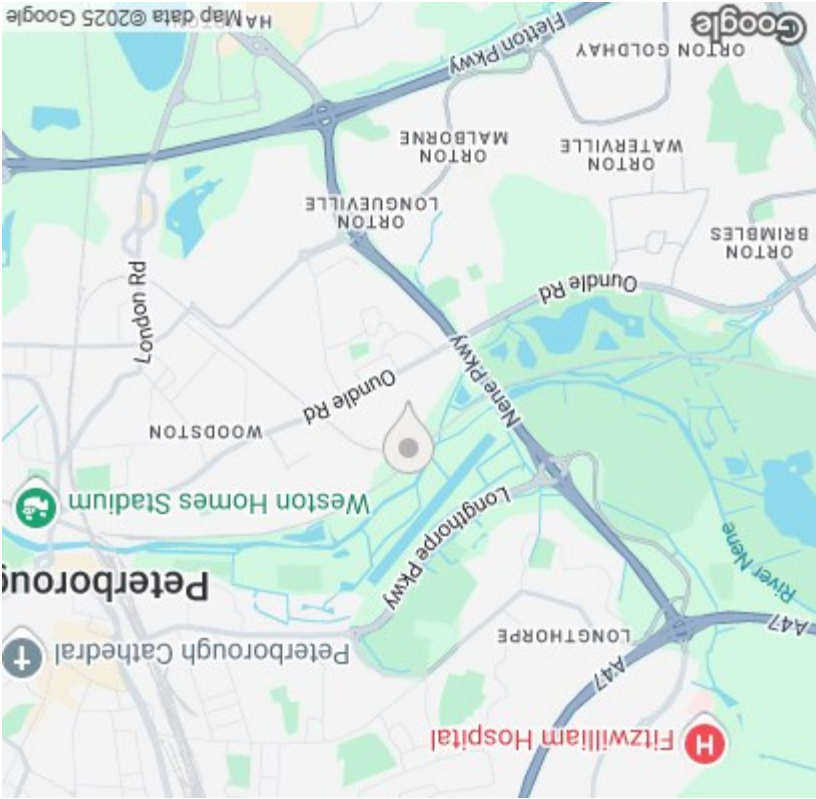
Guide Price £350,000 - Freehold , Tax Band - B



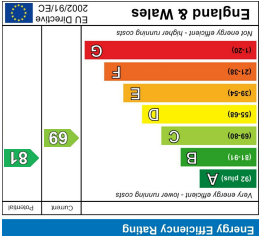
Floor Plan



Area Map



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

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.

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/>

Rothwell Way

Orton Longueville, Peterborough, PE2 7WE

Nestled in the highly sought-after area of Orton Longueville, this beautifully refurbished end-terrace house on Rothwell Way presents an exceptional opportunity for discerning buyers. Overlooking the picturesque Botolph Green, this property boasts a prime location that combines tranquility with convenience. This property has undergone a scheme of refurbishment and is now presented to a very high standard, as well as being offered for sale with the added benefit of NO FORWARD CHAIN.

The residence features an entrance hallway, two inviting reception rooms, providing ample space for both relaxation and entertaining, a refitted kitchen diner, downstairs cloakroom, and a conservatory. Furthermore, to the upstairs, there are three well-proportioned bedrooms, with an en suite shower room to master, as well as a separate three piece family bathroom. Having been fully refurbished to a high standard throughout, the property exudes a fresh and contemporary feel, making it ready for immediate occupation. The spacious and versatile living accommodation allows for a variety of layouts to suit your lifestyle needs. Outside, the property offers off-street parking for two vehicles, a valuable asset in this desirable area. The enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Offered for sale with the benefit of no forward chain, this home is an attractive proposition for those looking to move swiftly into their new abode. With its blend of modern comforts and a prime location, this property is not to be missed. We invite you to arrange a viewing and experience the charm of this delightful home for yourself.

Entrance Hall
1.76 x 4.91 (5'9" x 16'1")

Kitchen Diner
2.47 x 4.93 (8'1" x 16'2")

Living Room
3.48 x 4.95 (11'5" x 16'2")

Conservatory
2.81 x 2.80 (9'2" x 9'2")

WC
0.75 x 1.84 (2'5" x 6'0")

Reception Room
4.93 x 2.47 (16'2" x 8'1")

Landing
0.91 x 3.05 (2'11" x 10'0")

Master Bedroom
3.36 x 3.46 (11'0" x 11'4")

En-Suite To Master Bedroom
2.30 x 1.33 (7'6" x 4'4")

Bedroom Two
2.56 x 2.86 (8'4" x 9'4")

Bathroom
1.81 x 1.49 (5'11" x 4'10")

Bedroom Three
2.60 x 1.95 (8'6" x 6'4")

EPC - C
69/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
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.

