



Toll House Road
Orton Longueville, Peterborough, PE2 7AG
Guide Price £400,000 - Freehold , Tax Band - C

4 2 2 C

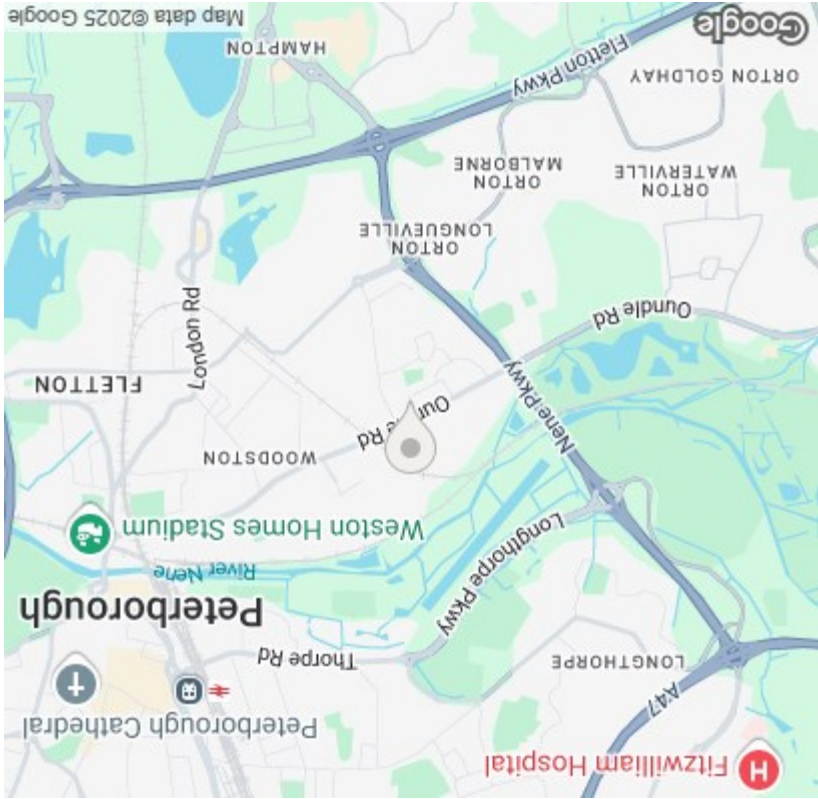
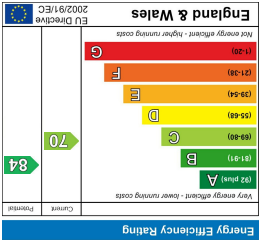
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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/>

Toll House Road

Orton Longueville, Peterborough, PE2 7AG

Nestled in the sought-after location of Orton Longueville, this unique four-bedroom detached chalet bungalow presents a fantastic opportunity for those seeking space, flexibility, and potential. Offered to the market with NO FORWARD CHAIN, the property sits on a generous wrap-around plot that could be reconfigured to suit individual needs. Inside, the home boasts a spacious living room, a rear conservatory, and a well-appointed kitchen, providing ample space for both relaxation and entertaining. The master bedroom benefits from an en-suite, complemented by a family bathroom serving the additional bedrooms. Externally, a detached single garage with a private driveway offers secure parking, while the surrounding garden provides a tranquil outdoor retreat. With Ferry Meadows Nature Park, local pubs, and convenient transport links to the city centre all within walking distance, this property offers both charm and practicality in an excellent location.

Upon entry, you are greeted by the original wooden front door, leading into a generous entrance hall. To the left, a beautifully decorated living room provides a welcoming space to relax. The ground floor also features three well-proportioned bedrooms, two with built-in wardrobes, while one enjoys a private en-suite. One of the bedrooms is currently used as a dining room, offering flexibility to suit individual needs. The well-equipped kitchen includes ample worktop space, storage, a cooker, sink, and provisions for a fridge/freezer and a washing machine. A conservatory off the kitchen provides additional living space and direct access to the garden. Upstairs, a spacious bedroom boasts two walk-in dressing rooms and access to the loft, which offers exciting potential for conversion into an extra bedroom or en-suite. Externally, the property benefits from a private, enclosed rear garden surrounded by a brick wall, with side access leading to a detached single garage with an electric door and driveway. The generous wrap-around garden enhances the property's appeal, while the front garden offers potential for additional parking, subject to dropping the kerb. With its fantastic location, spacious layout, and future potential, this is an ideal opportunity not to be missed.

- Entrance Hall
13'1" x 8'11"
- Living Room
15'10" x 12'5"
- Hallway
2'10" x 17'11"
- Kitchen
12'9" x 10'4"
- Conservatory
10'0" x 11'0"
- Dining Room/Bedroom Four
12'3" x 10'5"
- Master Bedroom
9'5" x 10'2"
- En-Suite To Master Bedroom
9'3" x 3'1"
- Bathroom
6'0" x 9'9"
- Bedroom Two
9'11" x 12'7"
- Landing
2'11" x 2'11"
- Bedroom Three
14'11" x 7'8"
- Storage Room
5'3" x 8'11"



- Attic
- Garage
16'3" x 9'3"
- EPC - C
70/84
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Lateral Living
- 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: Single Garage, Garage Detached, Driveway
- Private, Street Parking - Permit NOT Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains, Gas Mains
- Internet connection: Cable
- Internet Speed:
- Mobile Coverage: TBC

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.

