



Lammas Road
Peterborough, PE1 3RD

Guide Price £290,000 - Freehold , Tax Band - C

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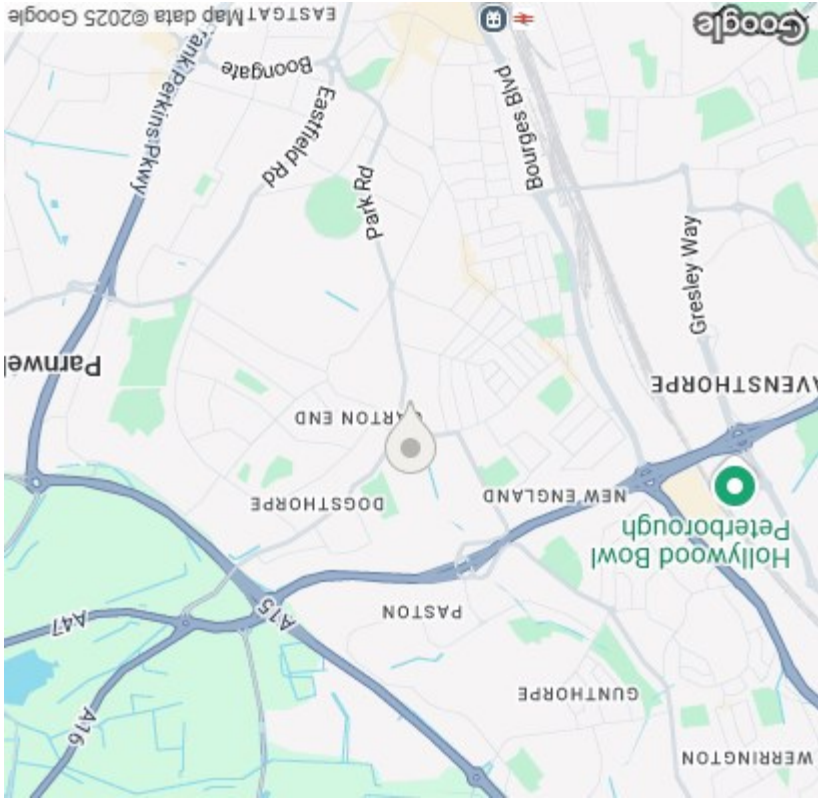
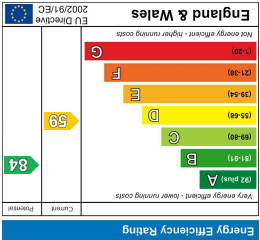
Floor Plan



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

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/>

Lammas Road

Peterborough, PE1 3RD

Guide Price £290,000 - £310,000
Nestled in a tranquil cul-de-sac on Lammas Road, Peterborough, this charming detached bungalow offers a delightful blend of comfort and modern living. With its extended and improved layout, the property boasts versatile living accommodation suitable for all generations. As well as being positioned in a quiet cul-de-sac, this property also offers close proximity to the City Centre and a variety of primary and secondary schools are located within walking distance.

Upon entering, you will find an entrance hallway with stylish tiled flooring, a spacious reception room that provides ample space for relaxation and entertaining, this was previously two separate rooms which have been knocked together to create a light and airy living space. There is a refitted kitchen breakfast room with centre island and pantry, which leads to the heart of the home, featuring an inviting area enhanced by a stunning roof lantern, allowing natural light to flood the space. The bi-folding doors seamlessly connect the interior to the garden, creating an ideal setting for al fresco dining or simply enjoying the outdoors. Furthermore, there are three well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation, with one featuring an adjoining conservatory. The bathroom is conveniently located and has a shower over the bath, ensuring ease of access for all residents and guests. One of the standout features of this property is the generous off-street parking available behind a walled driveway, offering both security and convenience. The location is particularly appealing, as it is situated in close proximity to the city centre, allowing for easy access to a range of amenities, shops, and transport links. In summary, this extended detached bungalow on Lammas Road presents an excellent opportunity for those seeking a comfortable and versatile home in a quiet residential area.

- Entrance Hall**
12'8" x 4'11"
- Living Room**
22'3" x 11'10"
- Storage Room One**
14'7" x 2'10"
- Master Bedroom**
11'1" x 9'8"
- Bathroom**
7'10" x 5'4"
- Bedroom Two**
10'10" x 10'5"
- Conservatory**
8'10" x 10'2"
- Kitchen Breakfast Room**
15'1" x 10'1"
- Living/Dining Room**
14'5" x 13'10"
- Bedroom Three/Hobby Room**
14'4" x 9'3"
- Storage Room Two**
9'0" x 9'6"
- Storage Room Three**
9'8" x 10'1"
- EPC - D**
59/84



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, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

