



Finchfield
Peterborough, PE1 4YQ

Offers In Excess Of £184,999 - Freehold , Tax Band - C



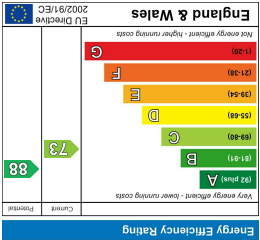
Floor Plan



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



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/>

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Located in the desirable area of Finchfield, this two-bedroom semi-detached bungalow offers fantastic potential for buyers looking to put their own stamp on a home. With the option to convert into three bedrooms, the property provides flexible living space, including a generously sized living/dining room and a bright conservatory overlooking the enclosed patio garden. A single garage and driveway offer convenient parking, while the absence of a forward chain makes for a smoother purchase process. In need of some updating, this bungalow presents a great opportunity to create a personalised living space in a sought-after location.

This well-proportioned two-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to add their own personal touch. The property features a spacious living and dining room, providing plenty of space for relaxation and entertaining. The kitchen is situated towards the front of the home, offering a practical layout with ample storage and worktop space. Both bedrooms are positioned on the left side of the property, each benefiting from natural light and offering potential for customisation. A bathroom is located off the hallway, fitted with essential amenities. At the rear, a bright conservatory extends the living space, leading out to an enclosed patio garden, ideal for outdoor seating. Additional benefits include a single garage and driveway for off-road parking. With no forward chain and the potential to convert into three bedrooms, this home presents an excellent opportunity in a sought-after location. Lawn to the front of the property is not owned by our seller and is not included within the sale.

- Entrance Porch
2'3" x 4'11"
- Entrance Hall
6'10" x 4'9"
- Living/Dining Room
15'3" x 19'3"
- Kitchen
8'9" x 8'7"
- Conservatory
9'5" x 8'2"
- Bathroom
7'3" x 5'5"
- Hallway
3'0" x 18'0"
- Master Bedroom
13'7" x 9'9"
- Bedroom Two
10'4" x 8'8"
- EPC - C
73/88
- 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: Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1800Mbps
Mobile Coverage: O2 - Great, Vodafone - Excellent

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

