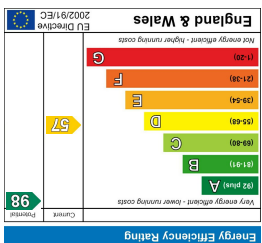


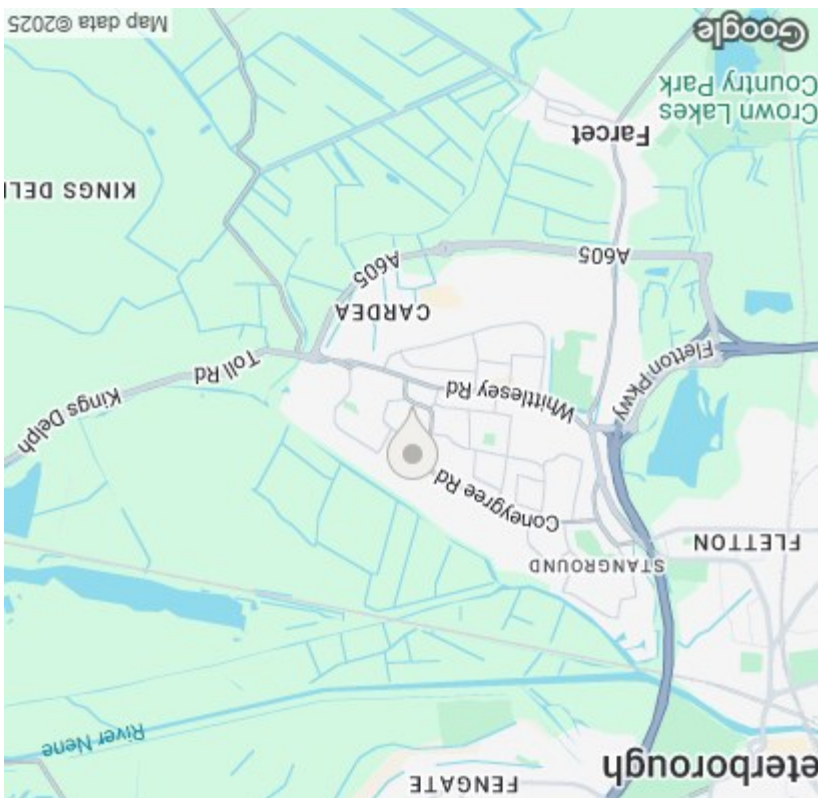
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

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.

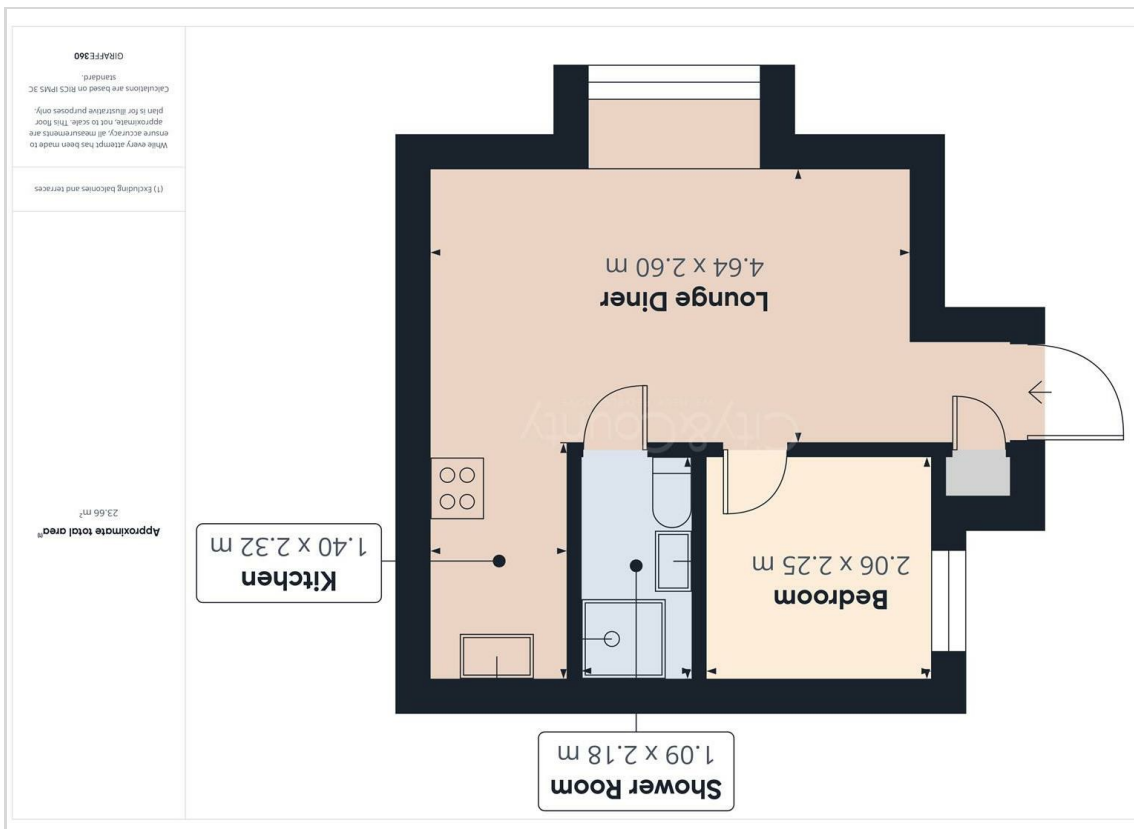
## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





Harlton Close  
Peterborough, PE2 8LW

Harlton Close in Stanground, Peterborough offers a fantastic opportunity for first-time buyers or those looking to downsize, with this charming semi-detached bungalow. Situated just two miles from Peterborough City Centre, the property combines convenience with comfort. It features an open plan living space that enhances the sense of light and space, while off-road parking adds to its practicality. The garden is mainly laid to lawn, providing a low-maintenance outdoor area ideal for relaxing or entertaining. With no forward chain, the move-in process is made even smoother. Residents will enjoy excellent local transport links and the ease of access to a nearby supermarket, making everyday living hassle-free.

Nestled in the sought-after area of Stanground, Peterborough, this delightful one-bedroom semi-detached bungalow on Harlton Close offers a well-designed and practical living space ideal for first-time buyers, downsizers, or those seeking a low-maintenance home. The property features an open plan layout, with a bright and airy lounge diner, seamlessly connecting to a modern kitchen that maximizes space and functionality. The bedroom, situated towards the rear of the home for added privacy, provides a comfortable retreat, with convenient access to a compact but efficiently arranged shower room. This smart internal configuration maximizes the living space, creating a cosy yet efficient home environment. Externally, the bungalow benefits from off-road parking and a garden mainly laid to lawn —perfect for enjoying the outdoors with minimal upkeep. With no forward chain, the purchase process is simplified, offering a hassle-free move-in experience. Conveniently located just two miles from Peterborough City Centre, the property is well-served by local transport links and offers easy access to nearby amenities including a local supermarket. This home combines comfort, convenience, and great value in a popular residential area.

- Lounge Diner  
4.64 x 2.60 (15'2" x 8'6")
- Kitchen  
1.40 x 2.32 (4'7" x 7'7")
- Shower Room  
1.09 x 2.18 (3'6" x 7'1")
- Bedroom  
2.06 x 2.25 (6'9" x 7'4")
- EPC - D  
57/98
- 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 NOT allowed: 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: Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: TBC  
Internet connection: Fttp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, Three - 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.

**Disclaimer**  
The vendor is connected to City & County Estate Agents.

