

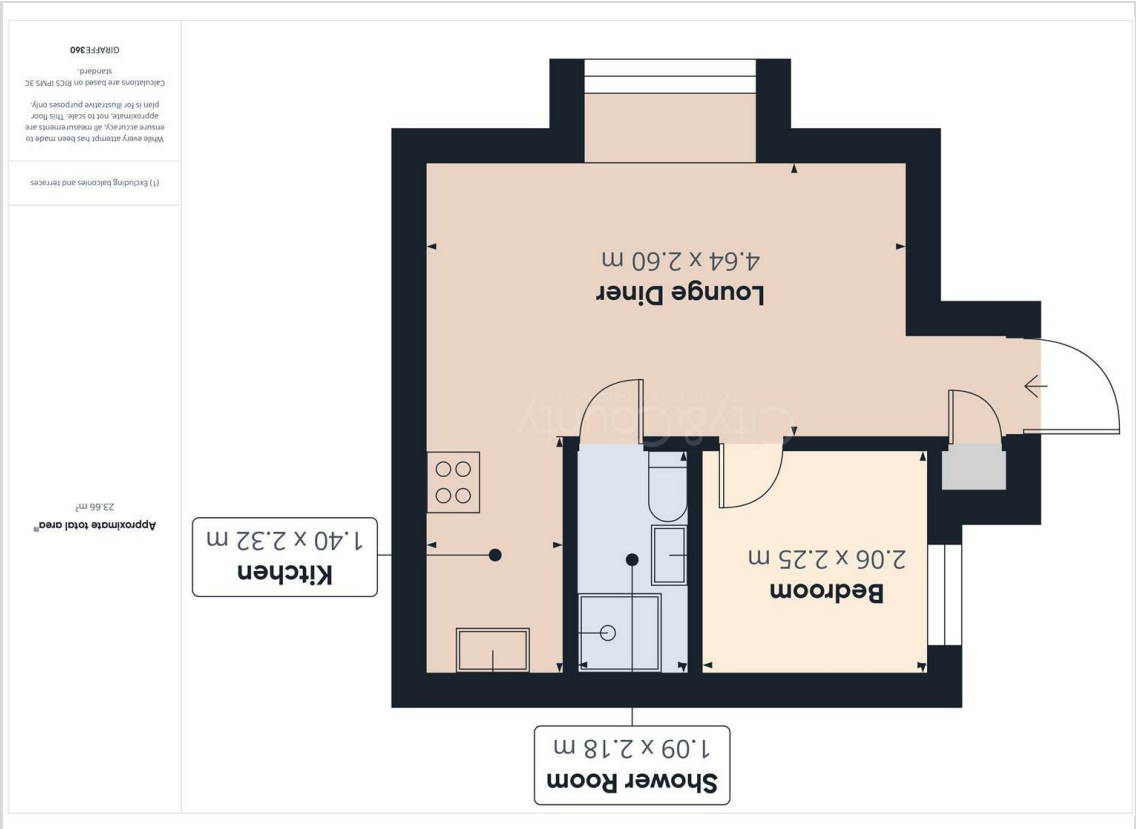


Harlton Close
Peterborough, PE2 8LW

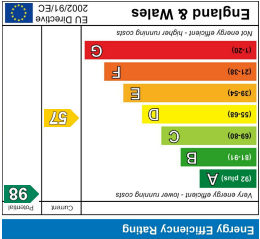
Offers In Excess Of £125,000 - Freehold , Tax Band - A



Floor Plan



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.

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/>

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: No
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.

