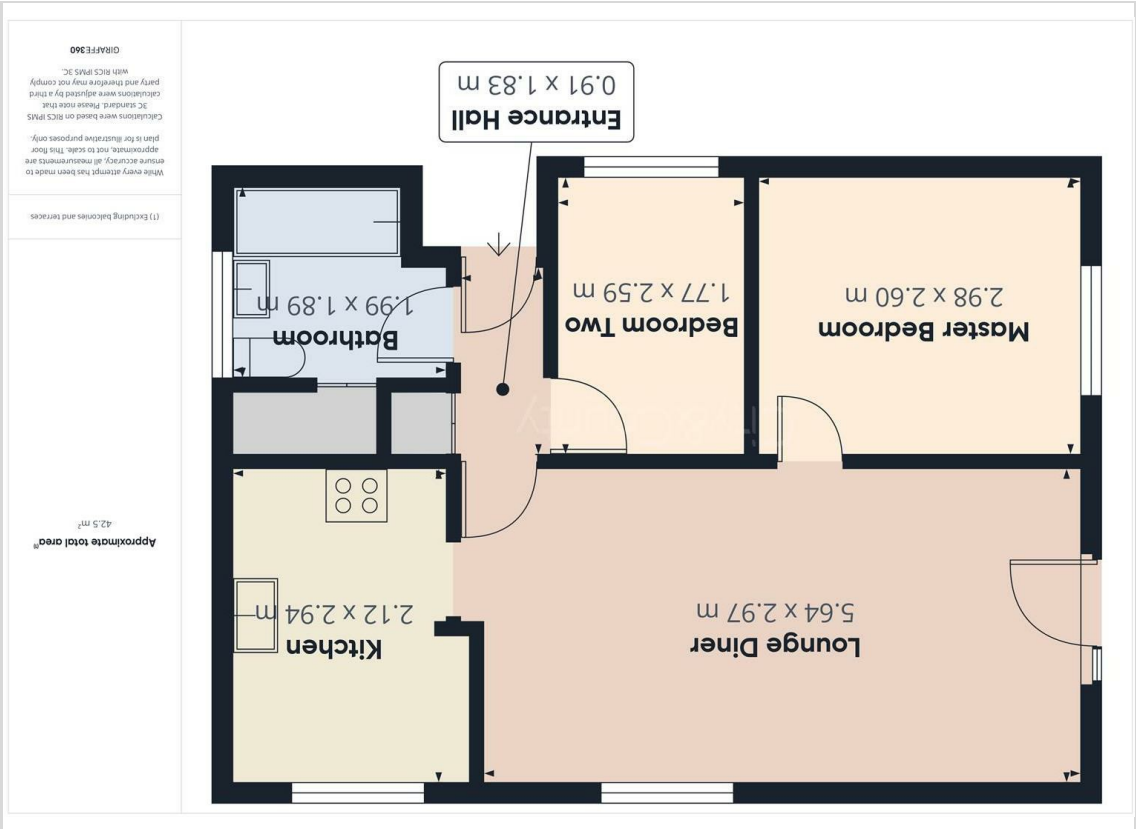




Hazel Croft
Werrington, Peterborough, PE4 5BJ
£230,000 - Freehold , Tax Band - B



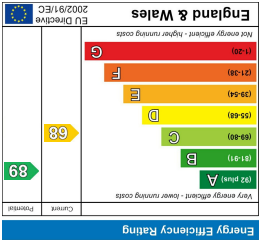
Floor Plan



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/>

Hazel Croft
Werrington, Peterborough, PE4 5BJ

Nestled in the charming cul-de-sac of Hazel Croft in Werrington, Peterborough, this delightful detached bungalow offers a perfect blend of comfort and convenience. With an entrance hallway, lounge diner, modern kitchen, two well-proportioned bedrooms, and a three piece family bathroom this property is ideal for those seeking a peaceful retreat.

The bungalow features an entrance hallway, and a welcoming lounge diner, providing a warm and inviting atmosphere for relaxation or entertaining guests. The modern kitchen has a range of base and eye level units, whilst the two bedrooms are well proportioned with the second currently used as a dressing room. Furthermore, the three piece family bathroom is conveniently located, catering to the needs of its residents. Additionally, the bungalow benefits from off-street parking, providing ease and security for your vehicles. The location is particularly appealing, as it is within walking distance to local amenities, ensuring that shops, schools, and other essential services are easily accessible. This property is a rare find in a sought-after area, making it an excellent choice for anyone looking to settle in a friendly community. Whether you are a first-time buyer, downsizing, or seeking a rental opportunity, this bungalow is sure to meet your needs. Do not miss the chance to make this lovely home your own.

- Entrance Hall**
2'11" x 6'0"
- Lounge Diner**
18'6" x 9'8"
- Kitchen**
6'11" x 9'7"
- Master Bedroom**
9'9" x 8'6"
- Bathroom**
6'6" x 6'2"
- Bedroom Two**
5'9" x 8'5"
- EPC - D**
68/89
- 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: TBC
 - 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

