



Caldecote Close
Peterborough, PE2 8LN

Guide Price £310,000 - Freehold , Tax Band - B



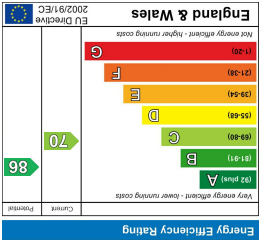
Floor Plan



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/>

Caldecote Close

Peterborough, PE2 8LN

** Guide Price £310,000 - £325,000 **

Nestled in a quiet cul-de-sac in the sought-after Stanground area of Peterborough, this detached bungalow on Caldecote Close offers a fantastic opportunity with no forward chain. Perfectly suited as a downsize or a comfortable family home, it features a spacious block-paved driveway providing off-road parking for multiple vehicles, along with a single garage for added convenience. The property boasts a bright conservatory, ideal for relaxing year-round, and a private, enclosed garden that's low-maintenance yet inviting. With easy access to local transport links, this well-located home combines practicality, comfort, and peace of mind in a quiet residential setting. ****PROBATE HAS BEEN APPLIED FOR****

Tucked away in a peaceful cul-de-sac in the desirable Stanground area of Peterborough, this well-proportioned detached bungalow presents an ideal opportunity for downsizers or families alike. The home opens into a welcoming entrance hall that forms the central hub of the property, providing access to three comfortable bedrooms and a modern shower room. To the front of the home, a generous lounge offers a bright and relaxing living space, while the rear features a spacious kitchen diner that seamlessly connects to a light-filled conservatory—perfect for entertaining or simply enjoying views of the private, low-maintenance garden. The layout offers excellent flow and functionality, with clearly defined living and sleeping areas that enhance everyday comfort and practicality. Outside, the property benefits from a block-paved driveway providing ample off-road parking for multiple vehicles, in addition to a single garage. The enclosed rear garden ensures privacy and ease of upkeep, ideal for those seeking outdoor space without the burden of intensive maintenance. Conveniently located with access to local transport links, this chain-free bungalow blends comfort, space, and location into a standout home ready to move into.

Entrance Hall

3'10" x 15'2"

Lounge

14'11" x 12'10"

Kitchen Diner

11'11" x 10'5"

Conservatory

13'6" x 9'5"

Master Bedroom

9'11" x 13'11"

Bedroom Two

10'9" x 9'10"

Shower Room

7'6" x 6'0"

Bedroom Three

6'10" x 9'9"

EPC - C

70/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access, Level Access Shower,
Wide Doorways
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: Yes
Other: No
Parking: Driveway Private, Single Garage, Off Street Parking, Street Parking Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - 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.

