



Hemingford Crescent
Peterborough, PE2 8LL

Guide Price £280,000 - Freehold , Tax Band - B



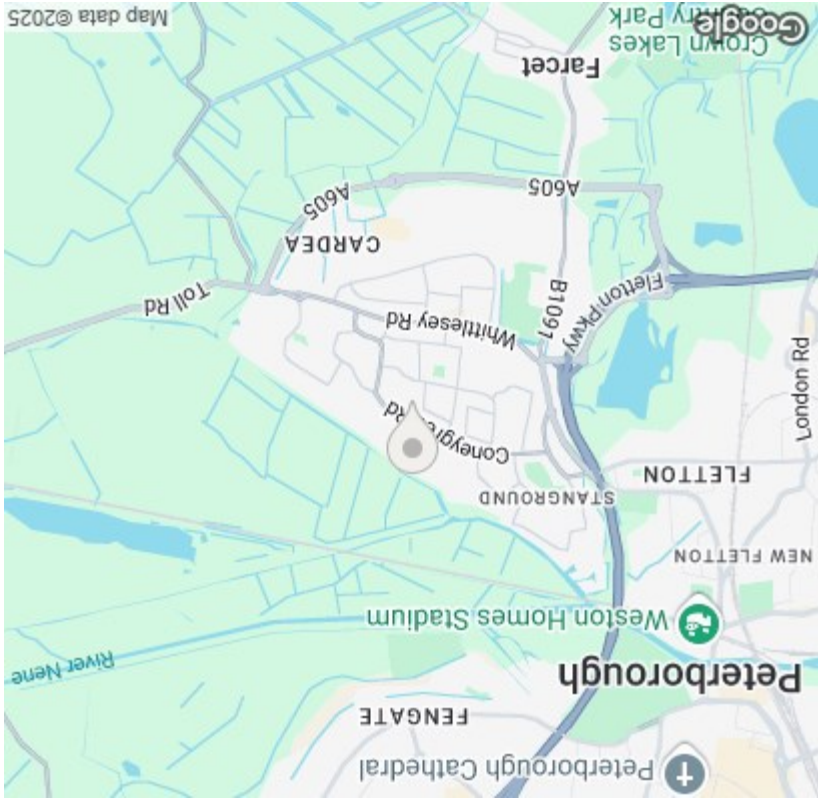
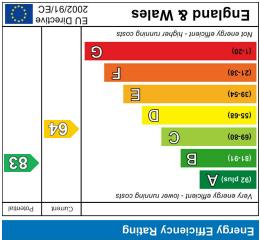
Floor Plan



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



Area Map

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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***Guide Price £280,000 - £300,000 ***

Hemingford Crescent in Stanground, Peterborough offers an exceptional opportunity to own a beautifully presented link-detached bungalow, perfect for those seeking comfort, style, and convenience. This immaculate home features two generously sized double bedrooms and the rare advantage of two conservatories, providing versatile living space ideal for relaxation or entertaining. A newly laid block-paved driveway and a single garage ensure ample parking and storage options. Situated just a short distance from a local supermarket and everyday amenities, the property also benefits from excellent transport links, including easy access to Frank Perkins Parkway, making it a practical choice for commuters and local travellers alike.

Nestled in the sought-after location of Hemingford Crescent, Stanground, Peterborough, this superb link-detached bungalow offers a thoughtfully designed layout ideal for modern living. From the moment you step into the long and welcoming entrance hall, the sense of space and quality is immediately apparent. The property boasts a generous lounge filled with natural light, seamlessly flowing into a dedicated dining room—perfect for both relaxed family meals and more formal entertaining. At the heart of the home, the well-appointed kitchen offers a practical and stylish workspace, with direct access to a conservatory that doubles as a utility room, providing additional functionality and garden access. A second conservatory at the rear enhances the living space further, offering a peaceful spot to unwind while enjoying views of the garden. The home comprises two spacious double bedrooms, both positioned to offer privacy and comfort, and a modern family bathroom conveniently located off the hallway. Every room is beautifully maintained, reflecting the immaculate condition throughout the property. Externally, the home is equally impressive, featuring a newly laid block-paved driveway leading to a single garage, providing ample off-road parking and storage. Ideally situated, the property enjoys excellent access to local transport links and the Frank Perkins Parkway, while being just a short distance from a supermarket and local amenities, making it a perfect choice for those seeking convenience and a high standard of living in a desirable neighbourhood.

Entrance Hall

21'7" x 4'5"

Lounge

14'9" x 11'11"

Dining Room

9'1" x 11'10"

Conservatory

13'7" x 9'7"

Kitchen

8'9" x 9'2"

Conservatory/Utility Room

8'9" x 6'10"

Master Bedroom

10'11" x 11'10"

Bathroom

5'6" x 6'11"

Bedroom Two

9'6" x 11'10"



EPC - D

64/83

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: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL