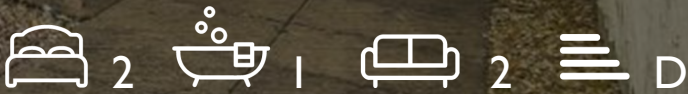




Churchfield Road
Walton, Peterborough, PE4 6HE

Guide Price £180,000 - Freehold , Tax Band - B



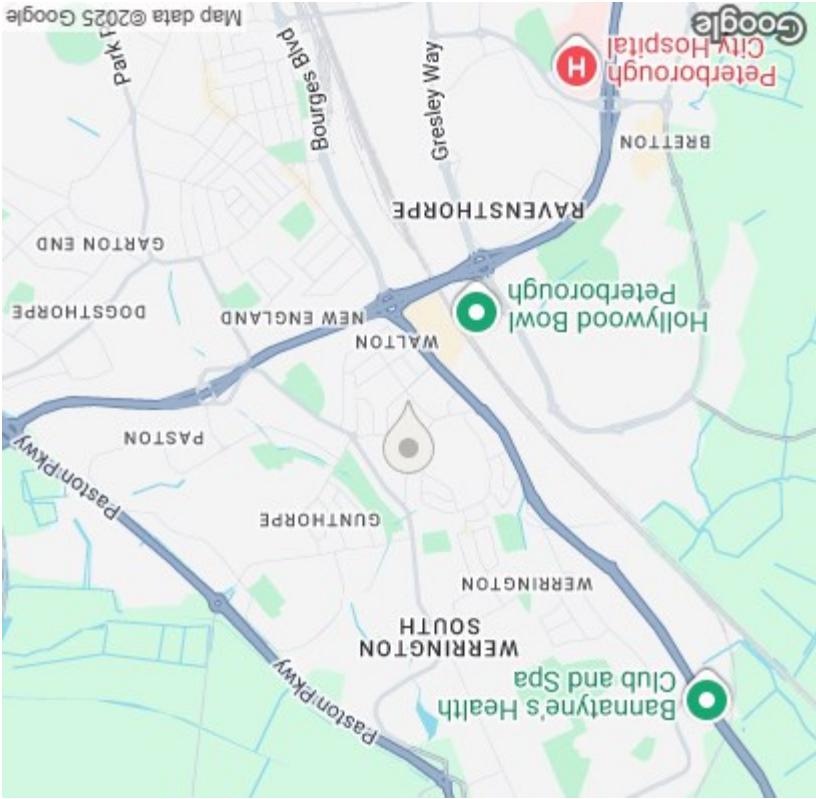
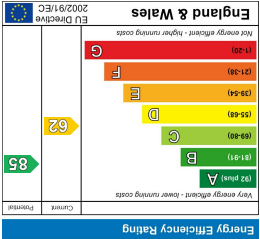
Floor Plan



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, 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.

areas/

Churchfield Road

Walton, Peterborough, PE4 6HE

Guide Price of £180,000 - £200,000

This semi-detached home on Churchfield Road, Walton, Peterborough is a fantastic opportunity, offered with no forward chain and perfectly suited for a first-time buyer. The property features two generous double bedrooms and two versatile reception rooms, providing plenty of space for both relaxation and entertaining. To the front and rear, there is potential for off-road parking, while the large, private, and enclosed rear garden creates a wonderful outdoor retreat. Conveniently located close to local schools and excellent transport links, this home combines comfort, potential, and practicality in a sought-after area.

This charming semi-detached property on Churchfield Road, Walton, Peterborough is an ideal first-time purchase, offered with no forward chain. The ground floor is thoughtfully laid out, featuring a welcoming hallway leading into a bright and spacious living room with a bay window, providing a comfortable space to relax. A separate dining room sits at the heart of the home, perfect for family meals or entertaining, while the well-proportioned kitchen at the rear offers access to a convenient downstairs WC and the garden beyond. Upstairs, the property boasts two generous double bedrooms, both filled with natural light and offering ample room for furnishings. A family bathroom completes the first floor, positioned to serve both bedrooms. Externally, the home benefits from a large, private, and enclosed rear garden, ideal for outdoor enjoyment, with potential to create off-road parking both to the front and rear. Situated in a popular residential area, it is well-served by local schooling and excellent transport links, making it a practical and appealing choice for buyers seeking space, comfort, and convenience.

- Hallway**
0.90 x 1.02 (2'11" x 3'4")
- WC**
0.85 x 1.38 (2'9" x 4'6")
- Kitchen**
5.39 x 2.25 (17'8" x 7'4")
- Dining Room**
3.78 x 3.61 (12'4" x 11'10")
- Hallway**
0.90 x 0.83 (2'11" x 2'8")
- Living Room**
3.60 x 2.65 (11'9" x 8'8")
- Landing**
0.88 x 0.73 (2'10" x 2'4")
- Master Bedroom**
3.79 x 3.64 (12'5" x 11'11")
- Bathroom**
3.31 x 2.26 (10'10" x 7'4")
- Bedroom Two**
3.60 x 3.68 (11'9" x 12'0")
- EPC - D**
62/85
- 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: Street Parking - Permit NOT Required

Solar Panels: No

Water: Mains

Electricity: Mains Supply

Sewerage: Mains

Heating: Gas Mains

Internet connection: Fttp

Internet Speed: up to 1000Mbps

Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

