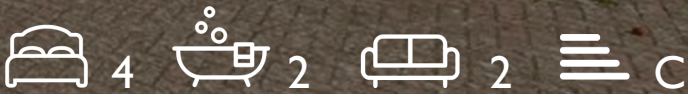




Fulbridge Road
Peterborough, PE4 6SJ

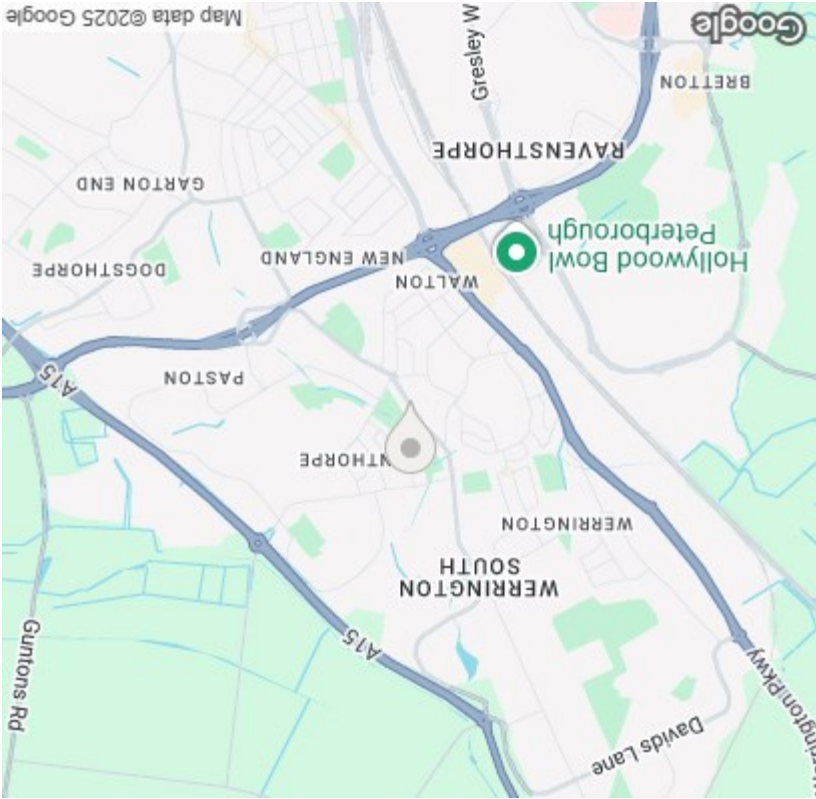
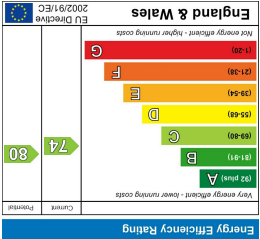
Guide Price £400,000 - Freehold , Tax Band - E



Floor Plan



Energy Efficiency Graph



Area Map

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.

Viewing

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/>

Fulbridge Road

Peterborough, PE4 6SJ

Tucked away on a private cul-de-sac in the desirable Fulbridge Road area of Peterborough, this detached bungalow presents a rare opportunity with no forward chain. Set on a generous plot, the property combines space, comfort and convenience, making it an ideal choice for families. The master bedroom benefits from its own en-suite, while the property also offers a double garage, providing both practicality and secure parking. With its sought-after location and attractive setting, this home is perfectly placed for those looking to enjoy peaceful living without compromising on amenities.

This beautifully presented detached bungalow on Fulbridge Road, Peterborough, offers a rare opportunity to acquire a spacious home set on a generous plot within a private cul-de-sac. With no forward chain, it provides the perfect blend of practicality and comfort in a highly desirable location. The property opens into a welcoming entrance hall that leads to a well-proportioned living room, filled with natural light and offering direct access to the garden. A separate dining room adjoins the living space, creating an ideal setting for entertaining, while the kitchen diner is thoughtfully designed to accommodate both everyday family living and social gatherings. A useful utility room is also located just off the main living areas. The bungalow boasts four bedrooms, including a master suite complete with a private en-suite bathroom. The remaining bedrooms are well-sized and share access to a modern family bathroom and a separate WC, ensuring convenience for both family members and guests. Outside, the home is complemented by a double garage, providing secure parking and additional storage, while the generous plot offers plenty of scope for outdoor living. Set within a quiet private road, this property delivers both peace and privacy, making it an ideal choice for families or those looking to downsize without compromising on space or location. Probate has been applied for on this property.

Entrance Hall
0.92 x 7.78 (3'0" x 25'6")

Living Room
4.74 x 4.15 (15'6" x 13'7")

Dining Room
3.10 x 4.11 (10'2" x 13'5")

Kitchen Diner
3.18 x 5.33 (10'5" x 17'5")

Utility Room
2.76 x 1.56 (9'0" x 5'1")

WC
1.35 x 1.91 (4'5" x 6'3")

Master Bedroom
3.09 x 4.95 (10'1" x 16'2")

En-Suite To Master Bedroom
2.74 x 1.67 (8'11" x 5'5")

Bedroom Two
2.60 x 4.96 (8'6" x 16'3")

Bedroom Three
2.41 x 3.13 (7'10" x 10'3")

Bathroom
2.74 x 1.84 (8'11" x 6'0")

Bedroom Four
2.68 x 2.08 (8'9" x 6'9")



Garage
5.33 x 5.34 (17'5" x 17'6")

EPC - C
74/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Step Free Access
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: Not Known
Restrictive covenant: No
Business from property NOT allowed: Not Known
Property subletting: Not Known
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: Yes
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

