

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.peterboroughhousingselective-licensing/selective-licensing-areas>

Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee or legal property. All photographs, measurements, floorplans and descriptions 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 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.

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Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



## Andrew Close

Ailsworth, Peterborough, PE5 7AD

\*\*\* Guide Price £290,000 - £325,000 \*\*\*  
Tucked away in the sought-after village of Ailsworth, this detached bungalow on Andrew Close offers an exciting opportunity with no forward chain. Set on a generous plot, the home presents huge potential for modernisation or extension, making it an ideal choice for those looking to create their dream property. The bungalow benefits from a good-sized layout that includes a bright conservatory, as well as a single garage for secure parking. Outside, the appeal continues with a workshop and large storage sheds, providing plenty of space for hobbies or practical use. With its desirable location and scope for transformation, this property is brimming with possibilities.  
\*\*Probate has been applied for\*\*

This delightful detached bungalow on Andrew Close, Ailsworth, presents a rare opportunity to acquire a home with no forward chain in a highly desirable location. Offering generous accommodation across a well-balanced layout, the property provides both comfort and scope for enhancement. The heart of the home features a welcoming living room that flows into a dining area, complemented by a bright conservatory that overlooks the garden. The kitchen sits at the centre of the property, with easy access to the practical lean-to, workshop and storage sheds - ideal for hobbies or additional utility space. Two good-sized bedrooms are served by a modern wet room, while the master bedroom offers ample proportions and a pleasant outlook. Outside, the property occupies a sizeable plot with a single garage, giving buyers excellent potential to update or extend (subject to planning), and to create a truly individual home. With its combination of versatile spaces, attractive garden plot, and sought-after village setting, this bungalow represents a superb opportunity for anyone seeking a property with both immediate comfort and exciting future potential.

### Entrance Hall

1.09 x 6.40 (3'6" x 20'11")

### Living Room

3.61 x 3.33 (11'10" x 10'11")

### Dining Room

3.61 x 3.92 (11'10" x 12'10")

### Conservatory

2.97 x 2.05 (9'8" x 6'8")

### Kitchen

3.92 x 2.85 (12'10" x 9'4")

### Master Bedroom

3.93 x 3.61 (12'10" x 11'10")

### Bedroom Two

2.74 x 4.24 (8'11" x 13'10")

### Wet Room

2.67 x 2.08 (8'9" x 6'9")

### Lean To

0.96 x 3.10 (3'1" x 10'2")

### Hallway

2.09 x 1.05 (6'10" x 3'5")

### Workshop

2.09 x 3.34 (6'10" x 10'11")

### Storage Shed

1.82 x 2.42 (5'11" x 7'11")



EPC - D  
61/74

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  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - 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.

