



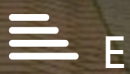
Hillward Close
Orton Longueville, Peterborough, PE2 7AB

Offers In Excess Of £265,000 - Freehold , Tax Band - C

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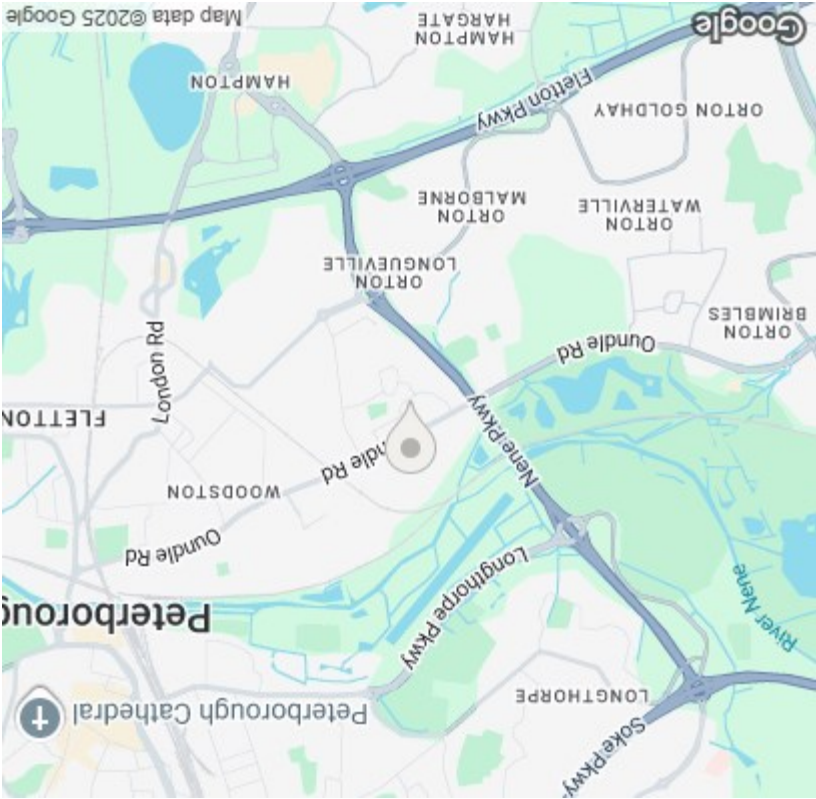
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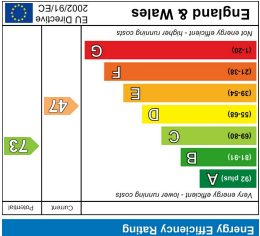
Floor Plan



Area Map



Energy Efficiency Graph



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/>

Hillward Close

Orton Longueville, Peterborough, PE2 7AB

A wonderful opportunity to purchase this two-bedroom detached bungalow located in the highly sought-after area of Orton Longueville. Offered with no forward chain, this home presents fantastic potential for those looking to modernise or extend, subject to planning permission. The property benefits from a detached single garage, off-road parking, and a private enclosed rear garden, providing a peaceful outdoor space ideal for relaxation. Situated in a quiet cul-de-sac within a desirable residential location, this bungalow offers easy access to local amenities, transport links, and green open spaces.

The property features a welcoming entrance hall leading through to a spacious living room, perfect for comfortable everyday living. The kitchen and dining area provide a sociable space for family meals and entertaining, with access to the rear garden. There are two well-proportioned bedrooms and a family bathroom completing the internal accommodation. Outside, the enclosed rear garden offers a good degree of privacy and scope for landscaping or extension, while the front of the property provides ample off-road parking and a detached single garage. This is an ideal opportunity for those seeking a home with potential in one of Peterborough's most desirable neighbourhoods. Probate has been granted

Entrance Hall
1.36 x 4.48 (4'5" x 14'8")

Living Room
3.54 x 3.92 (11'7" x 12'10")

Kitchen Diner
3.54 x 3.30 (11'7" x 10'9")

Master Bedroom
3.23 x 3.91 (10'7" x 12'9")

Bathroom
1.94 x 1.66 (6'4" x 5'5")

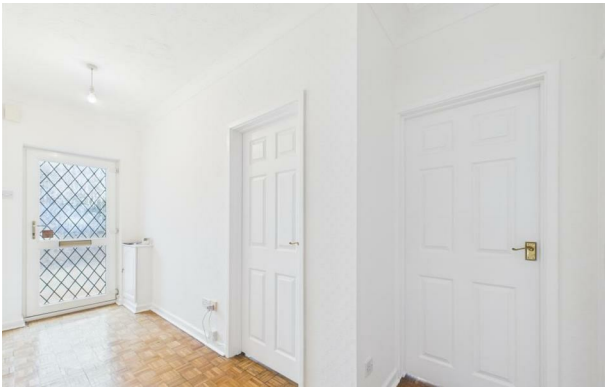
Bedroom Two
2.63 x 3.34 (8'7" x 10'11")

Garage
2.67 x 4.37 (8'9" x 14'4")

EPC - E
47/73

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, 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 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

