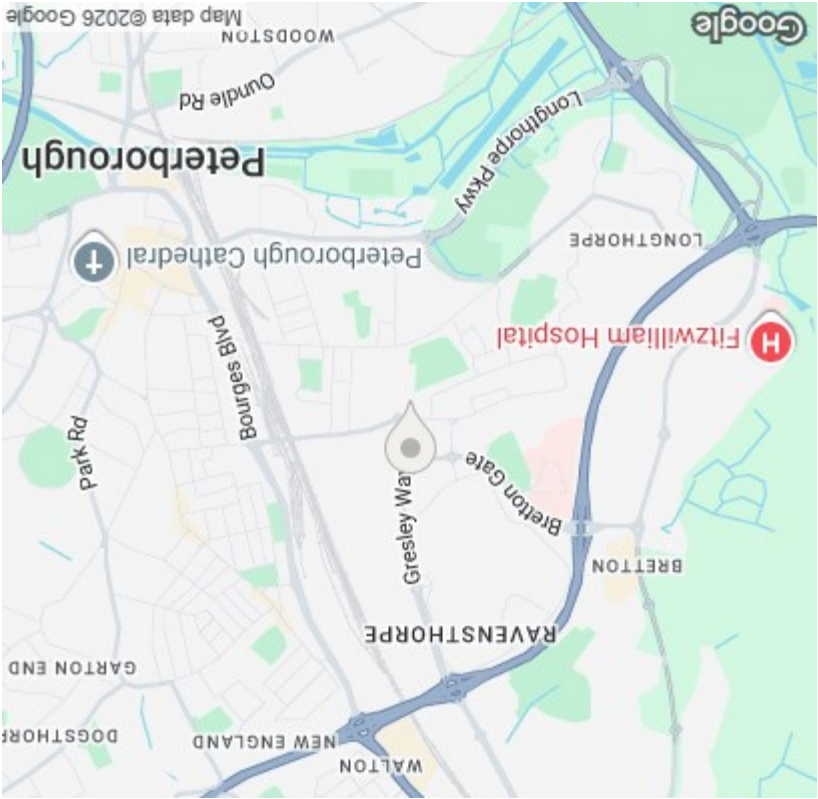




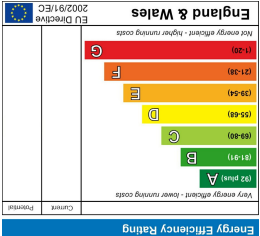
Floor Plan



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/>



Portman Close

Netherton, Peterborough, PE3 9RJ

Two bedroom semi detached bungalow offered with no forward chain, located within proximity to Peterborough City Centre and Train Station. The property benefits from a detached garage, tandem off road parking for three vehicles, kitchen breakfast room, spacious living dining room, modern conservatory, front garden, and a private enclosed rear garden. An ideal downsize opportunity.

Situated in the popular residential location of Portman Close, this well presented two bedroom semi-detached bungalow is offered to the market with no forward chain, making it an excellent opportunity for downsizers, retirees, or buyers seeking single level living close to local amenities. The accommodation is entered via the entrance porch which leads into a central hallway providing access to all main living areas. The property offers a generous living dining room, providing ample space for both relaxation and entertaining, with doors opening into a modern conservatory that enjoys views over the private rear garden. The kitchen breakfast room is well proportioned and fitted with a range of units, offering space for a breakfast table and direct access from the hallway. The bungalow features two good sized bedrooms, including a spacious master bedroom and a second double bedroom, both served by a modern shower room. Externally, the property benefits from tandem off-road parking for up to three vehicles, a detached garage, and a well-maintained front garden. To the rear is a private enclosed garden, ideal for low maintenance outdoor enjoyment.

Portman Close is conveniently located within proximity to Peterborough City Centre and Train Station, providing excellent transport links and access to local shops, amenities, and healthcare facilities. This property represents an ideal downsize opportunity and early viewing is highly recommended.

Entrance Porch

Entrance Hall  
1.56 x 5.24 (5'1" x 17'2")

Lounge Diner  
4.85 x 3.77 (15'10" x 12'4")

Conservatory  
2.93 x 2.68 (9'7" x 8'9")

Kitchen Breakfast Room  
2.42 x 4.33 (7'11" x 14'2")

Master Bedroom  
3.95 x 3.47 (12'11" x 11'4")

Shower Room  
1.83 x 2.17 (6'0" x 7'1")

Bedroom Two  
3.96 x 3.04 (12'11" x 9'11")

Garage  
2.63 x 5.18 (8'7" x 16'11")

EPC - Commissioned

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Level Access, Level Access Shower  
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: 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 1000Mbps  
Mobile Coverage: EE - Great, 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.