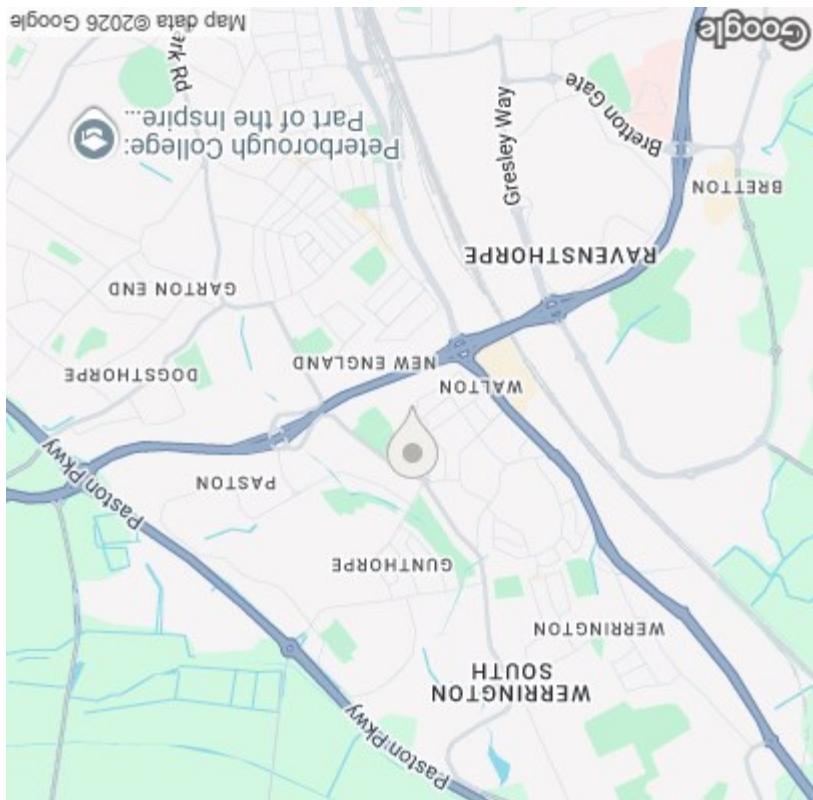


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.

Viewing



## Area Map



## Floor Plan



## Fane Road

Walton, Peterborough, PE4 6ED

Three bedroom end of terrace home situated in a popular residential location on Fane Road. The property offers two reception rooms, a downstairs bathroom, and a generously sized rear garden. Ideally suited to first time buyers, downsizers, or investors, the home is within walking distance of local amenities and benefits from on street parking. A solid investment opportunity with scope to add further value.

Located on the ever-popular Fane Road, this three bedroom end of terrace home presents an excellent opportunity for first time buyers, those looking to downsize, or investors seeking a strong rental prospect. The ground floor comprises a welcoming entrance hall leading into a spacious living room positioned at the front of the property. To the rear, a separate dining room provides an ideal space for entertaining or family meals, flowing through to the fitted kitchen which offers good worktop and storage space. The downstairs bathroom is located off the rear hallway and is well proportioned, featuring a full suite. Upstairs, the property offers three bedrooms, including a generous master bedroom, a comfortable second double bedroom, and a third bedroom which would be ideal as a child's room, home office, or dressing room. The landing provides access to all rooms. Externally, the property benefits from a large rear garden, shared access and offering excellent outdoor space with potential for landscaping or extension subject to relevant permissions. The end of terrace position provides additional privacy and side access potential. On street parking is available to the front.

Positioned within walking distance of local shops, schools, and transport links, this property combines convenience with strong future potential. An ideal purchase for buyers looking for space, location, and value.

**Entrance Hall**  
0.92 x 0.82 (3'0" x 2'8")

**Living Room**  
3.27 x 4.17 (10'8" x 13'8")

**Dining Room**  
2.30 x 2.97 (7'6" x 9'8")

**Hallway**  
0.92 x 1.40 (3'0" x 4'7")

**Bathroom**  
2.01 x 1.88 (6'7" x 6'2")

**Kitchen**  
1.85 x 2.95 (6'0" x 9'8")

**Kitchen**  
3.31 x 2.03 (10'10" x 6'7")

**Landing**  
0.80 x 2.32 (2'7" x 7'7")

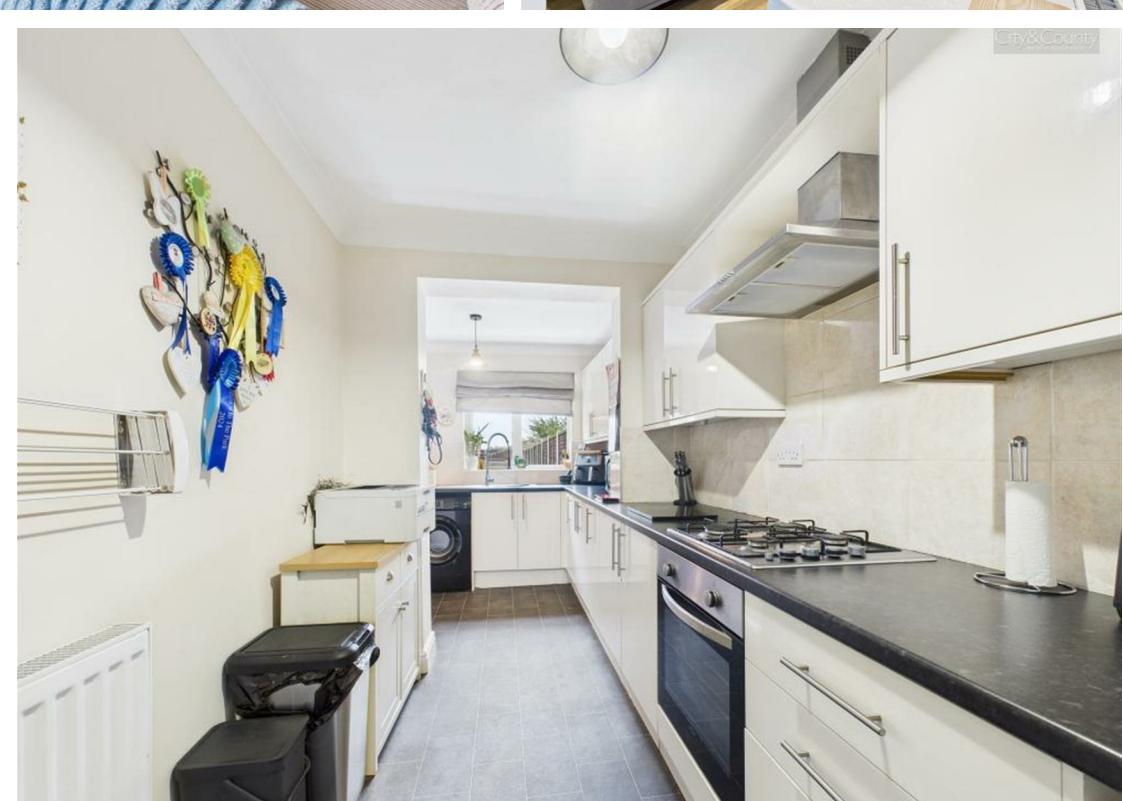
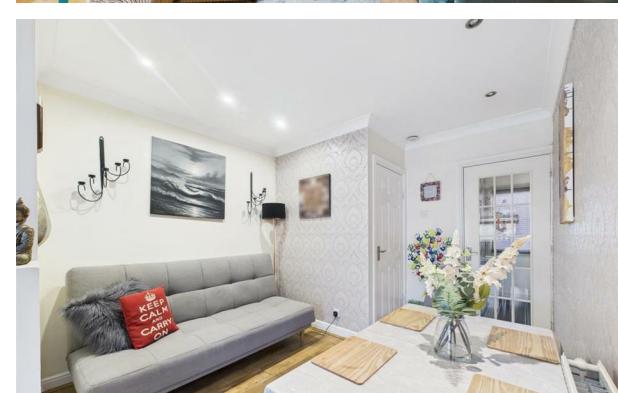
**Master Bedroom**  
3.36 x 4.15 (11'0" x 13'7")

**Bedroom Two**  
3.30 x 2.71 (10'9" x 8'10")

**Bedroom Three**  
2.41 x 2.37 (7'10" x 7'9")

**EPC - D**  
63/84

**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: Yes  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: Yes  
Other: Yes  
Parking: Street Parking - Permit NOT Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

