



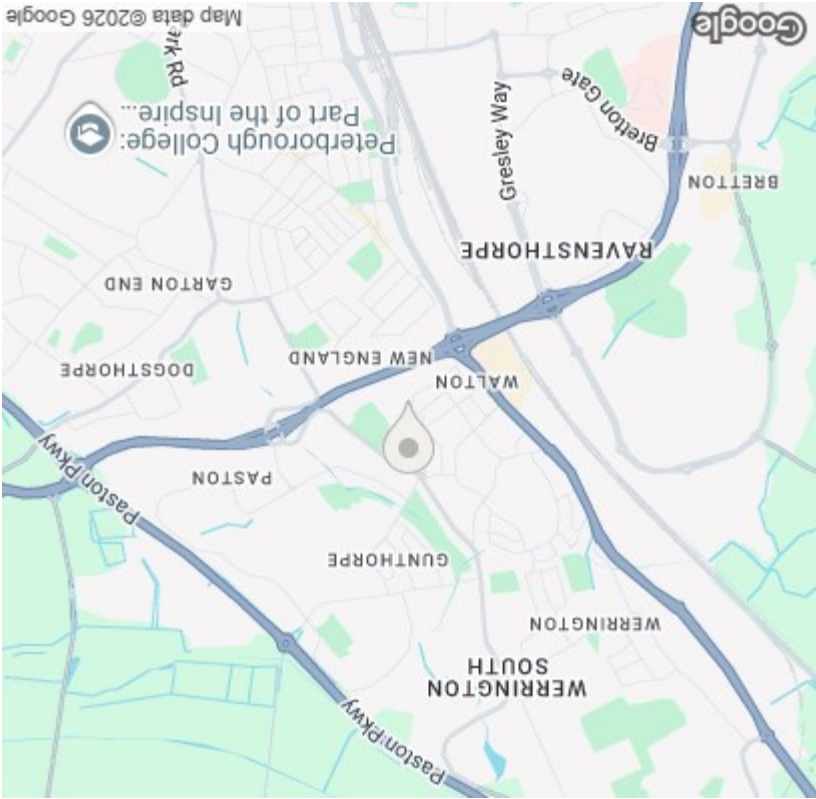
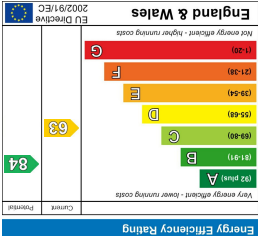
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

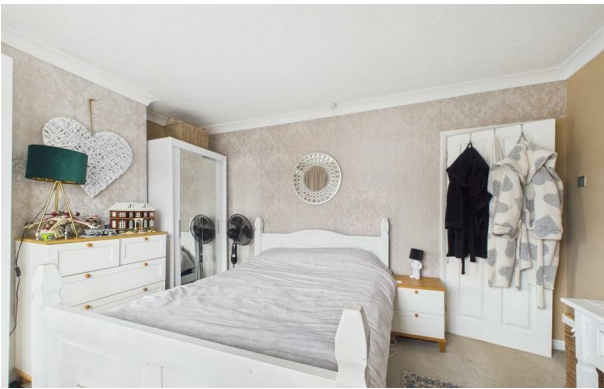
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>

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: No
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

