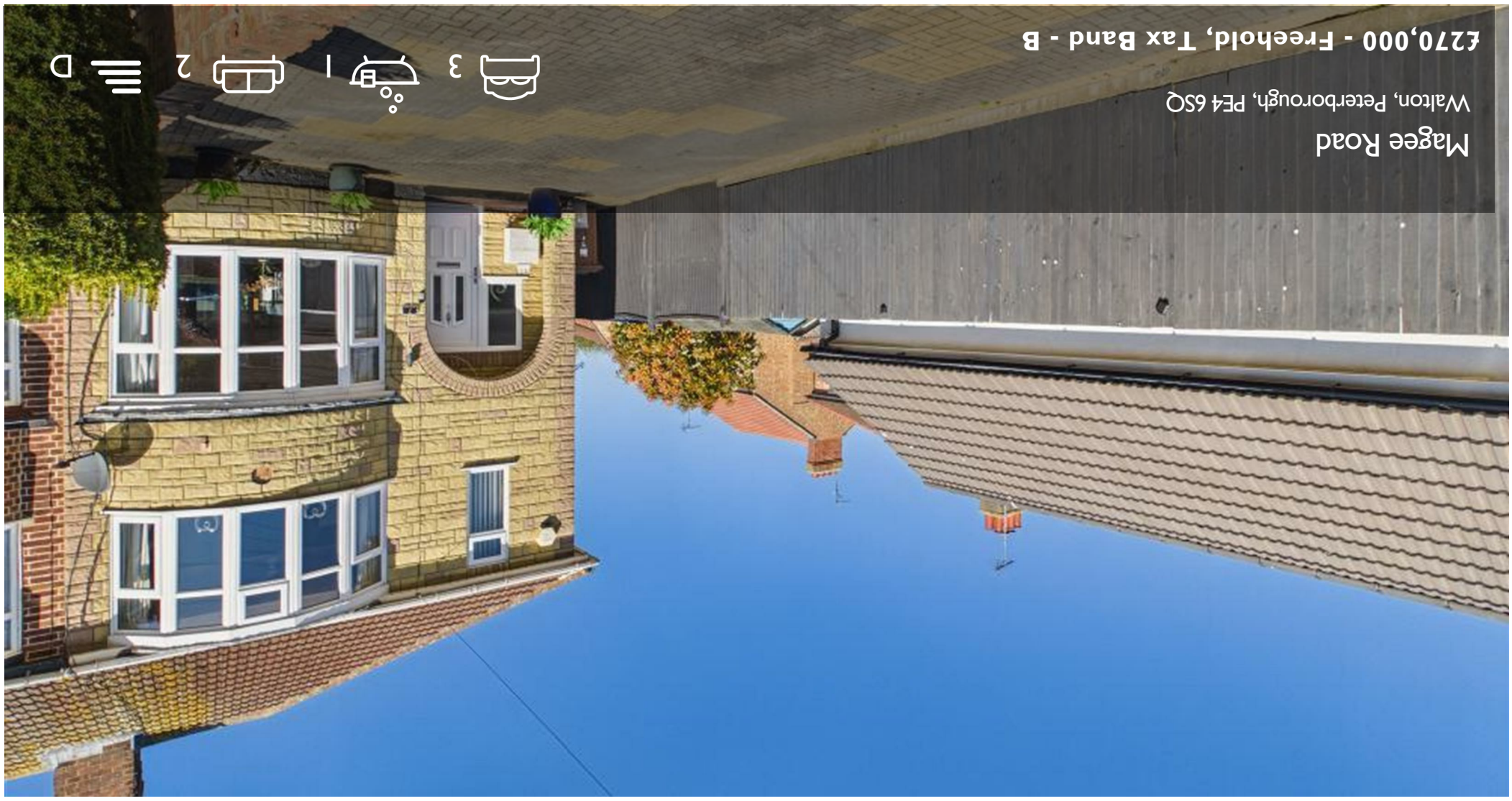


Floor Plan



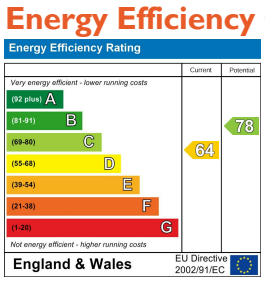
Area Map



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



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Magee Road

Walton, Peterborough, PE4 6SQ

Situated in the quiet cul-de-sac of Magee Road in Walton, Peterborough, this immaculately presented semi detached house offers well balanced accommodation in great condition throughout. Featuring a living room, dining room, garden room, modern kitchen, three bedrooms and a modern shower room, along with ample off road parking, a low maintenance rear garden, and a shed and hobby room with power, it is ideal for first time buyers and growing families alike.

Tucked away in the peaceful cul-de-sac of Magee Road in Walton, Peterborough, this immaculately presented semi detached house is offered in great condition throughout and is sure to appeal to a wide range of buyers. The property is approached via a large driveway providing ample off road parking, leading to the front door and into a welcoming entrance hallway, where the staircase rises to the first floor and doors lead off to the main living accommodation. At the front of the home, the living room is a bright and inviting space, enhanced by a charming bay window that floods the room with natural light and a feature fireplace that provides a lovely focal point. Flowing through to the heart of the home, the dining room offers a generous space for family meals and entertaining, with sliding doors opening into the garden room, a versatile and light filled additional reception space with double doors leading out to the rear garden, perfect for relaxing all year round or enjoying a morning coffee overlooking the outside. The modern kitchen, positioned to the rear and side of the property, is fitted with a range of units and a hob, and is in great condition, with a door giving direct access to the outside for added convenience. Upstairs, the landing area gives access to three bedrooms and the family shower room. The principal bedroom is a well proportioned double with a window to the rear and a feature chimney breast, while the second bedroom to the front is another comfortable double, benefitting from a charming bay window that creates a lovely sense of light and space. Bedroom three, a useful single room, is ideal as a child's room, nursery or home office, and a built in storage cupboard adds further practicality. The modern bathroom is also in great condition, featuring a contemporary suite with a separate shower cubicle. Externally, the low maintenance rear garden is perfect for those who want to enjoy the outdoors without the upkeep, and further benefits from a useful shed and a hobby room, both with power, offering excellent scope for storage, a workshop, home gym or creative space. Combining stylish presentation, flexible living space and a sought after cul-de-sac position, this lovely home would make an ideal purchase for first time buyers, growing families or those looking to move to a quiet and convenient location, and early viewing is highly recommended. Please note the hot tub is available for sale under separate negotiation.

Entrance Hall
3.33 x 1.12 (10'11" x 3'8")

Living Room
2.84 x 2.82 (9'3" x 9'3")

Dining Room
3.63 x 3.18 (11'10" x 10'5")

Garden Room
3.20 x 3.12 (10'5" x 10'2")

Kitchen Breakfast Room
4.37 x 1.92 (14'4" x 6'3")

Landing
2.29 x 0.93 (7'6" x 3'0")

Master Bedroom
3.66 x 3.25 (12'0" x 10'7")

Bedroom Two
3.42 x 3.14 (11'2" x 10'3")

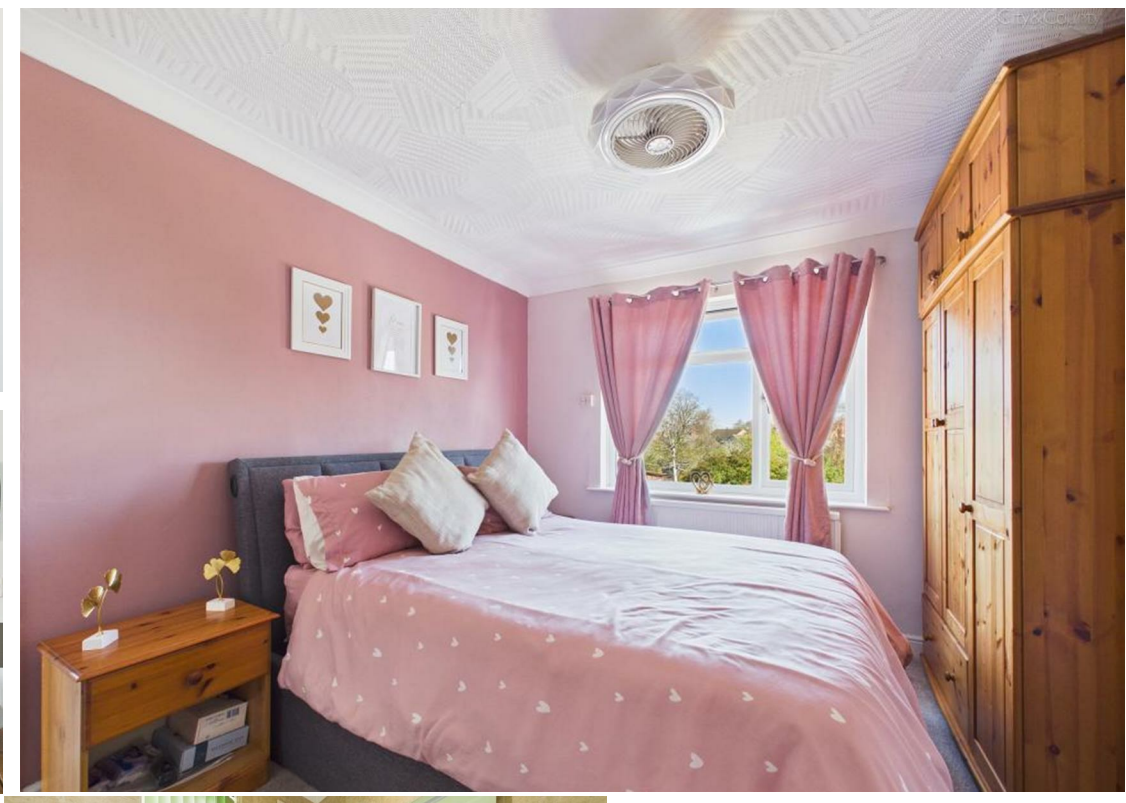
Shower Room
1.67 x 1.89 (5'5" x 6'2")



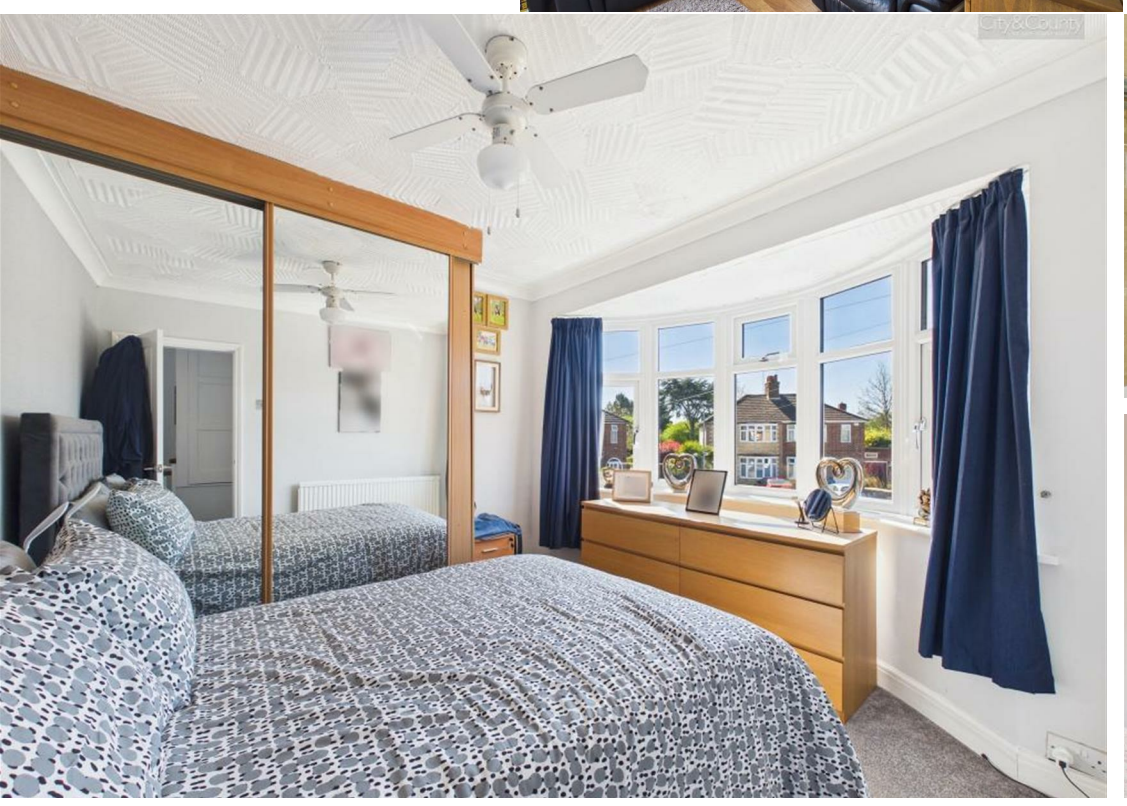


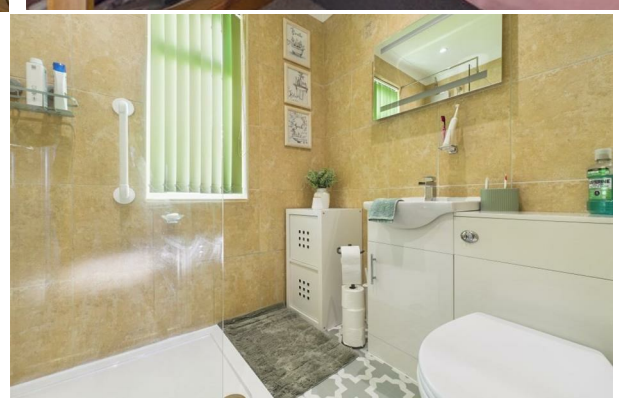














Bedroom Three
2.43 x 1.89 (7'11" x 6'2")

Garden Office
2.26 x 3.16 (7'4" x 10'4")

EPC - D
64/78

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 (answer yes if there are restrictions, eg does not allow pets): 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: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

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

