



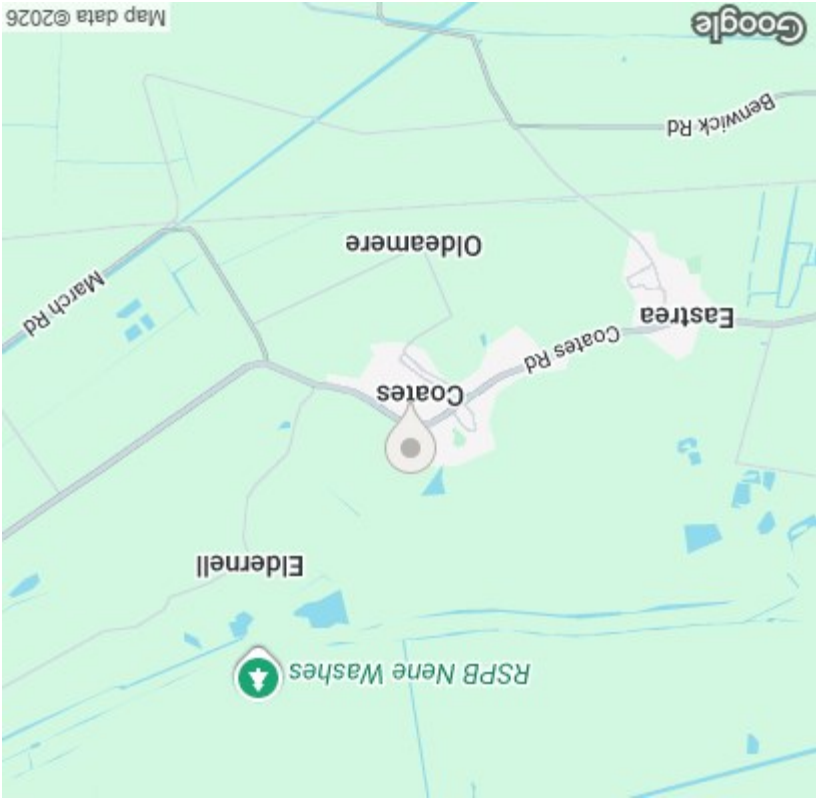
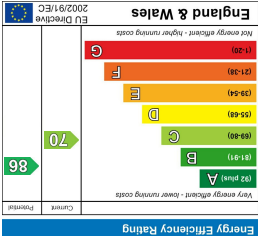
Floor Plan



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 guarantees. 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. 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.

Nobles Close

Coates, Whittlesey, Peterborough, PE7 2BT

Offered to the market with No Forward Chain, this well presented two bedroom link detached bungalow occupies a quiet cul-de-sac position and is ready for immediate occupation. Boasting a spacious living room, fitted kitchen diner, two good sized bedrooms, bathroom and separate WC, the property also benefits from a private enclosed rear garden, single garage and off road parking. Conveniently situated close to local amenities, this home would make an ideal downsizer, retirement property or low maintenance home for those seeking single level living.

Situated within a peaceful cul-de-sac, this attractive link-detached bungalow offers comfortable and practical accommodation throughout. The entrance hall provides access to all principal rooms, creating a well balanced layout. To the front of the property, the generous living room enjoys excellent natural light and offers ample space for both seating and entertaining. The kitchen diner is fitted with a range of units and provides space for dining, with a convenient door leading to the rear garden and garage access nearby. There are two well proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom suitable for guests, family members or a home office. The accommodation is served by a family bathroom together with the added benefit of a separate WC. Externally, the property enjoys a private enclosed rear garden, ideal for relaxing or outdoor dining, while a single garage and off road parking provide practical storage and parking solutions. Offered with no forward chain and presented in move in ready condition, this is an excellent opportunity to acquire a well maintained bungalow in a sought after and convenient location close to local amenities.

Entrance Hall
0.99 x 5.39 (3'2" x 17'8")

Living Room
3.25 x 4.82 (10'7" x 15'9")

Kitchen Diner
3.28 x 3.55 (10'9" x 11'7")

Master Bedroom
3.11 x 4.58 (10'2" x 15'0")

Bathroom
2.29 x 1.59 (7'6" x 5'2")

WC
2.34 x 0.88 (7'8" x 2'10")

Bedroom Two
2.33 x 3.14 (7'7" x 10'3")

Garage
2.85 x 5.55 (9'4" x 18'2")

EPC - C
70/86

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - 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.

