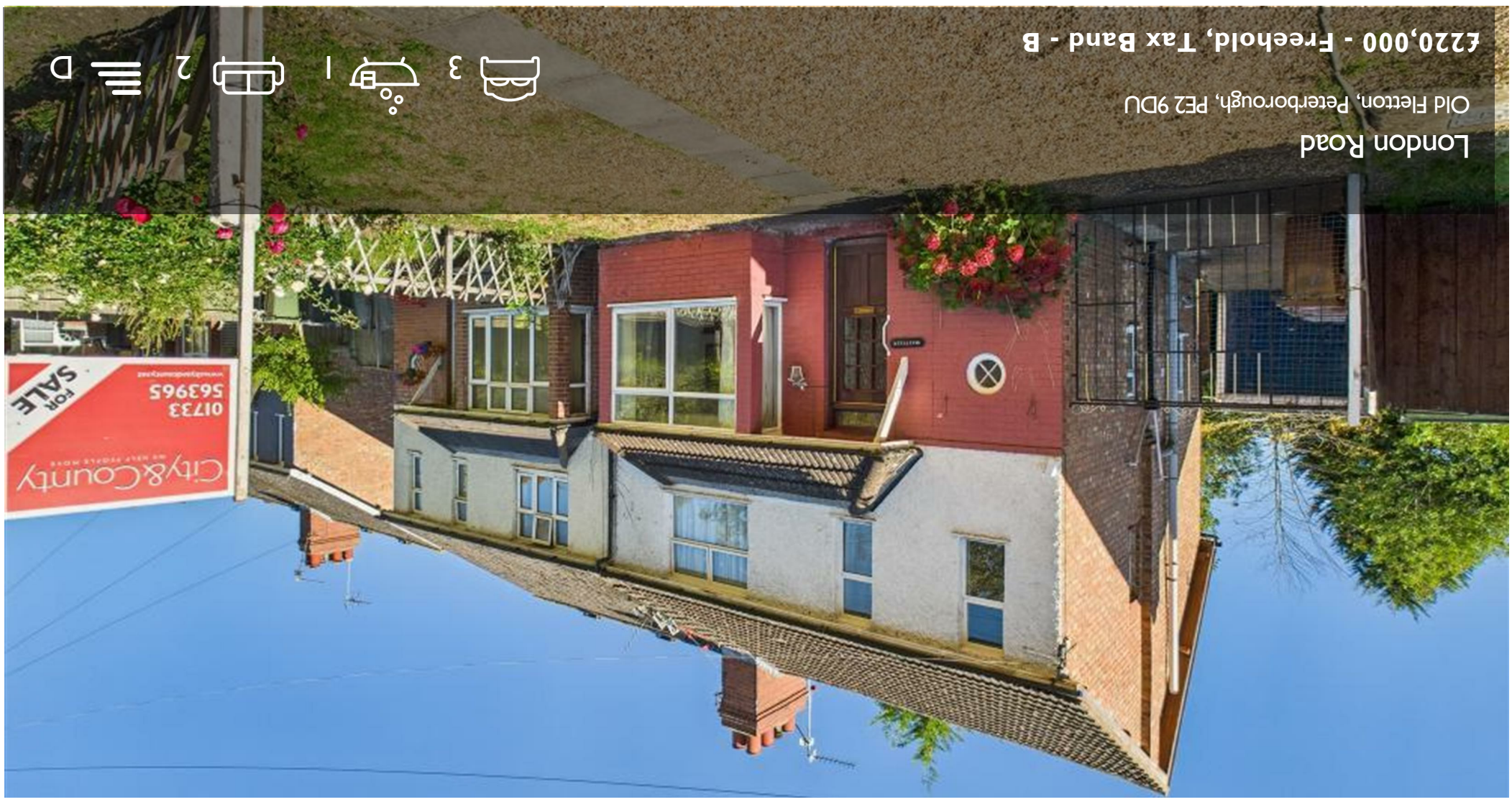


London Road

Old Fletton, Peterborough, PE2 9DU

£220,000 - Freehold, Tax Band - B

3 1 2 D

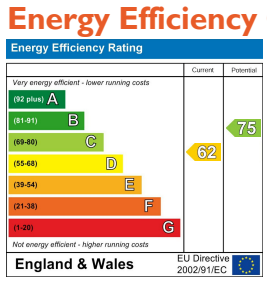
Floor Plan

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.

London Road

Old Fletton, Peterborough, PE2 9DU

Set on a generous plot along London Road in Old Fletton, this semi-detached home offers three bedrooms, ample off-street parking, a large mature garden, and a garage with power. With probate granted and no forward chain, the property provides excellent potential to modernise and extend (subject to planning permission), making it an ideal purchase for buyers seeking a home to grow into.

This attractive semi-detached home is set on a generous plot along London Road in Old Fletton, offering spacious accommodation, a large mature garden, ample off-street parking, and a garage with power. With probate already granted and the property available with no forward chain, it presents an excellent opportunity for buyers looking to move quickly. On entering the property, you are welcomed by an entrance hallway which gives access to a light-filled lounge at the front of the home. The lounge is a comfortable and inviting living space, ideal for relaxation or entertaining. To the rear, the separate dining room offers a bright outlook onto the garden, with direct access to the kitchen. The kitchen itself provides a practical layout with further scope to modernise. Completing the ground floor is a convenient WC. Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom and second bedroom are both generous doubles, while the third bedroom is a good-sized single. The family bathroom serves all three rooms. A useful storage cupboard is also located on this level. Outside, the property really comes into its own. To the front, there is ample off-street parking, while to the rear lies a large mature garden, offering plenty of space for outdoor enjoyment and the potential for landscaping or further development. A detached single garage with power provides additional storage or workshop space.
This home offers fantastic potential for improvement and the possibility of extension, subject to planning permission, making it an exciting prospect for buyers seeking to put their own stamp on a property.

Entrance Hall
1.48 x 3.47 (4'10" x 11'4")

WC
1.48 x 0.78 (4'10" x 2'6")

Lounge
3.01 x 4.15 (9'10" x 13'7")

Dining Room
4.00 x 3.19 (13'1" x 10'5")

Kitchen
2.04 x 3.71 (6'8" x 12'2")

Landing
0.93 x 3.35 (3'0" x 10'11")

Master Bedroom
3.47 x 3.25 (11'4" x 10'7")

Bedroom Two
3.45 x 3.50 (11'3" x 11'5")

Storage Cupboard
0.97 x 1.07 (3'2" x 3'6")

Bathroom
1.76 x 2.17 (5'9" x 7'1")

Bedroom Three
2.71 x 2.51 (8'10" x 8'2")

Garage
2.46 x 5.57 (8'0" x 18'3")

EPC - D
62/75

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: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 67Mbps
Mobile Coverage: EE - Great, 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.