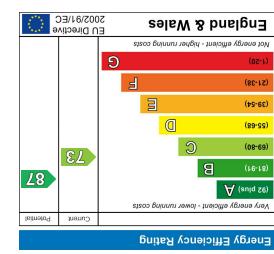


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELFCATERING LICENCING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/seletive-licensing-agreements>

Discriminatory Notes: 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. All photographs, floorplans and descriptions referred to are given in good faith and commended by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan



Peterborough Road
Farcet, Peterborough, PE7 3BN

Offers In Excess Of £365,000 - Freehold , Tax Band - C



Peterborough Road

Farce, Peterborough, PE7 3BN

Situated in the sought-after area of Peterborough Road in Farce, this stunning detached bungalow offers an exceptional standard of living, having been renovated to an immaculate standard throughout. Boasting four generously sized double bedrooms, including two with en-suite facilities, the home is ideal for families or those seeking spacious, modern living. The property features a beautifully maintained and private rear garden, fully enclosed for privacy, along with a brick-built outbuilding and additional sheds providing excellent storage or potential for further use. A block-paved driveway to the front offers ample off-road parking for at least four vehicles. Conveniently located with access to local transport links, this impressive home seamlessly combines style, practicality, and comfort in a well-connected village setting.

This beautifully presented detached bungalow on Peterborough Road in the village of Farce, Peterborough, offers spacious and versatile accommodation that has been thoughtfully laid out to suit modern family living. Finished to an exceptional standard throughout, the property features a bright and welcoming entrance hall that effortlessly connects the homes principal rooms. At the heart of the home lies a generously sized lounge, perfectly positioned to provide a cosy yet airy living space, which flows into a well-appointed dining room—ideal for entertaining or family gatherings. The adjacent kitchen is contemporary in design and benefits from ample worktop and storage space, making it both functional and stylish. The property offers four double bedrooms, each tastefully finished with two enjoying the luxury of en-suite bathrooms—perfect for larger families or accommodating guests with ease. A separate modern shower room further enhances the home's practicality and comfort. Externally, the home sits on a substantial plot with a private and enclosed rear garden that provides a peaceful retreat and ample outdoor space. Complementing the main residence is a brick-built outbuilding and multiple sheds, offering excellent storage or potential for a home office or hobby room. To the front, a block-paved driveway offers off-road parking for multiple vehicles, all set within a desirable village location with convenient access to local transport links. This home combines elegance, comfort, and convenience in a well-established residential setting, making it a standout opportunity for discerning buyers.

Entrance Hall
7.86 x 0.98 (25'9" x 3'2")

Lounge
4.79 x 3.97 (15'8" x 13'0")

Dining Room
4.93 x 3.20 (16'2" x 10'5")

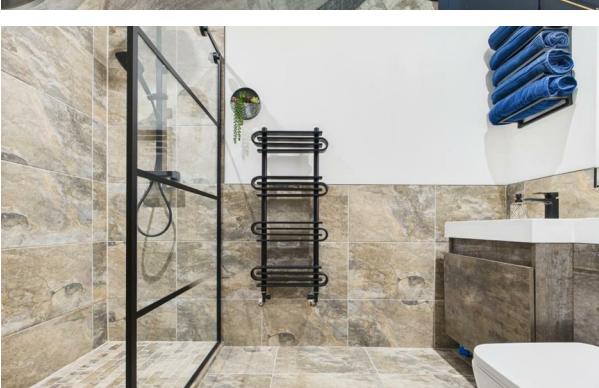
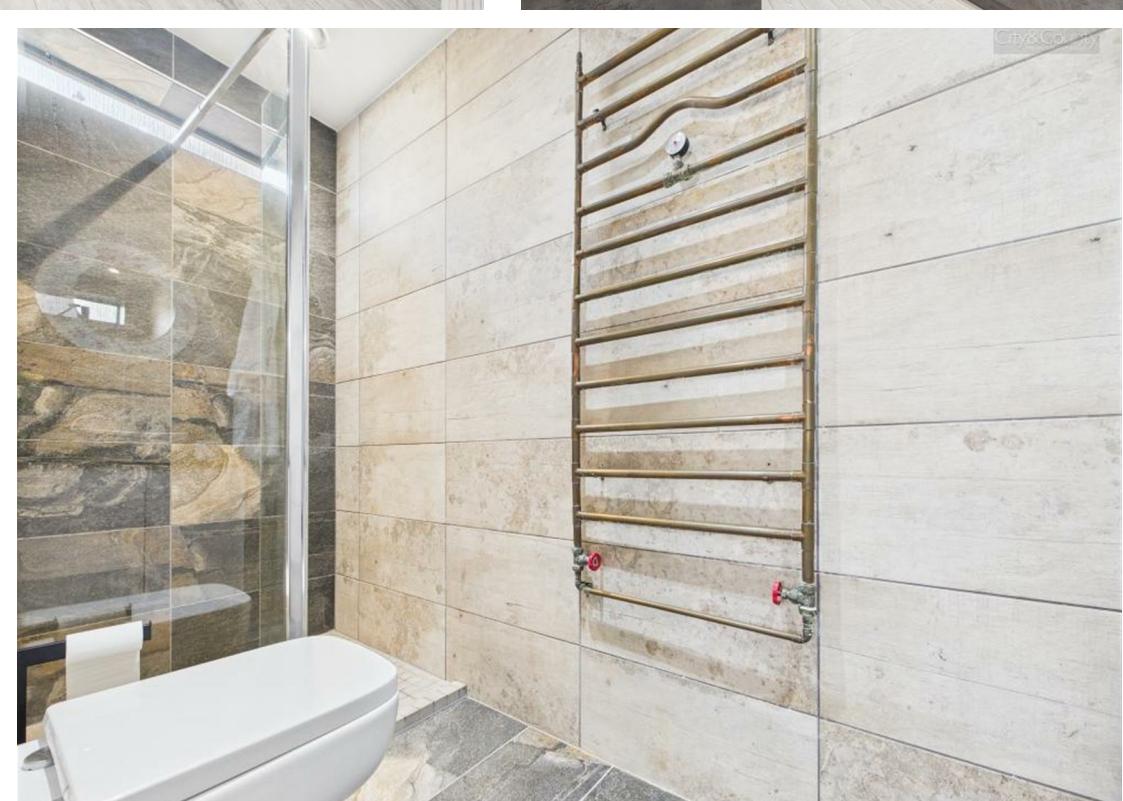
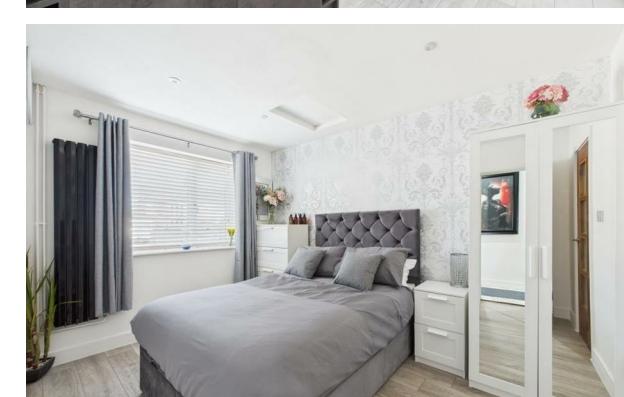
Hallway
2.46 x 0.90 (8'0" x 2'11")

Kitchen
5.82 x 1.95 (19'1" x 6'4")

Shower Room
2.55 x 0.94 (8'4" x 3'1")

Master Bedroom
3.67 x 2.60 (12'0" x 8'6")

En-Suite To Master Bedroom
1.20 x 2.85 (3'11" x 9'4")



Bedroom Two
3.05 x 2.89 (10'0" x 9'5")

Bedroom Three
2.65 x 2.89 (8'8" x 9'5")

En-Suite To Bedroom Three
1.48 x 2.78 (4'10" x 9'1")

Bedroom Four
2.65 x 2.98 (8'8" x 9'9")

EPC - C
73/87

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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - 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.

