



Cross Street
Farcet, Peterborough, PE7 3DD

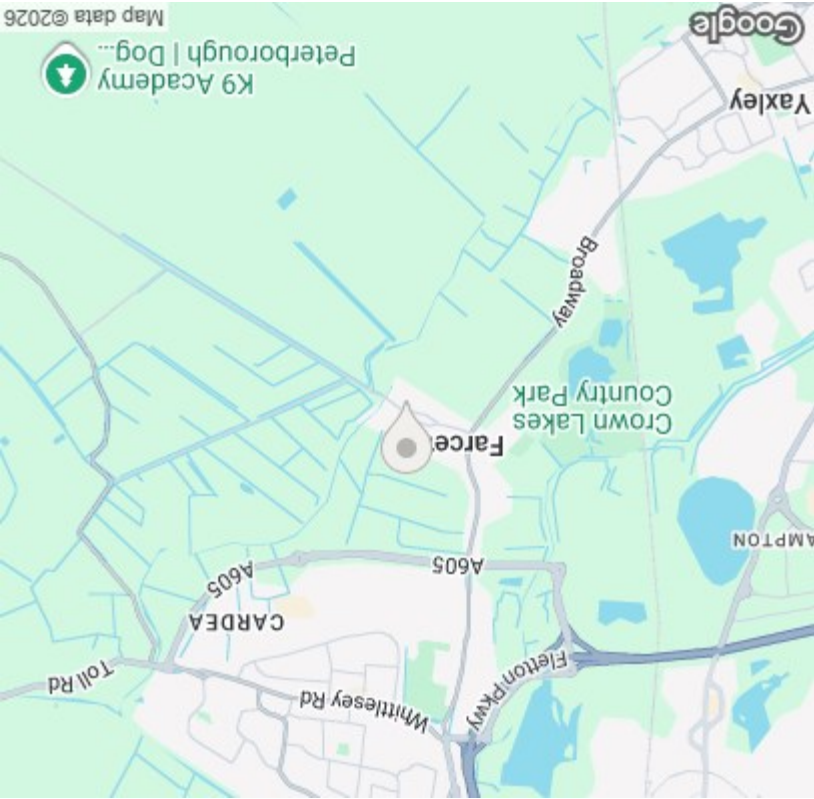
Guide Price £395,000 - Freehold , Tax Band - D

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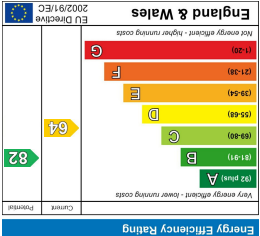
Floor Plan



Area Map



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 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.

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.

Viewing

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*** Guide Price £395,000 - £425,000 ***

Situated in a quiet cul-de-sac on Cross Street in Farcet, this spacious three bedroom detached family home offers the footprint of a four-bedroom property and is offered to the market with no forward chain. The home features generous living accommodation including a living room, kitchen and dining room, conservatory, en-suite to the main bedroom and a family bathroom. Externally the property benefits from off road parking, an integral garage and a substantial detached function room with additional garage and office space, all set within very large private rear gardens.

The accommodation begins with an entrance porch leading into the entrance hall which provides access to the principal ground floor rooms and the staircase to the first floor. To the front of the property is a substantial living room which offers a bright and comfortable space for relaxing or entertaining, with ample room for a range of furniture. From the living room, the property flows into a separate dining room which is ideally positioned for family meals and entertaining guests. The dining room leads through to the kitchen which offers a practical layout with space for fitted units and appliances, while also providing access to the rear of the property. Adjoining the living area is a conservatory which overlooks the rear garden and creates an additional reception space that can be enjoyed throughout the year. Upstairs, the landing provides access to three well proportioned bedrooms and the family bathroom. The main bedroom is particularly spacious and benefits from its own en-suite shower room. Bedroom two offers another generous double room, while bedroom three provides a versatile space which could also be used as a nursery, home office or dressing room. The family bathroom serves the remaining bedrooms. Externally, the property benefits from off road parking to the front along with an integral garage providing additional storage or parking. A standout feature of the property is the large detached outbuilding to the rear of the garden which incorporates a substantial function room along with a separate office space and an additional garage. This versatile space offers a wide range of potential uses including a home business, gym, workshop, studio or entertainment area. The very large private rear gardens provide a fantastic outdoor setting with plenty of space for families, gardening enthusiasts or those who enjoy outdoor entertaining. Conveniently located close to local amenities and transport links, this unique property offers spacious accommodation, flexible outbuildings and an excellent opportunity for buyers looking for a home with both character and potential.

Entrance Porch
1.05 x 1.95 (3'5" x 6'4")

Entrance Hall
2.13 x 2.00 (6'11" x 6'6")

Living Room
7.24 x 4.19 (23'9" x 13'8")

Conservatory
2.54 x 3.57 (8'3" x 11'8")

Dining Room
3.24 x 3.65 (10'7" x 11'11")

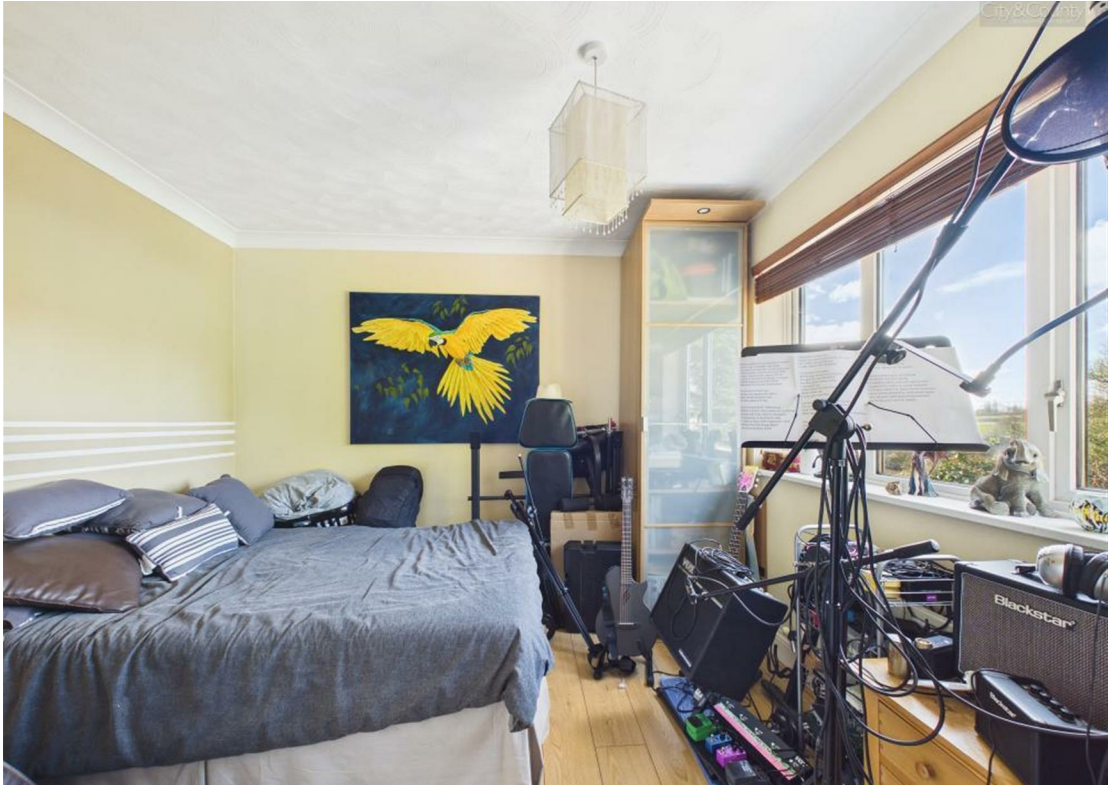
Kitchen
2.97 x 3.55 (9'8" x 11'7")

Landing
0.88 x 4.03 (2'10" x 13'2")

Master Bedroom
3.22 x 4.18 (10'6" x 13'8")

En-Suite To Master Bedroom
2.21 x 0.88 (7'3" x 2'10")

Bedroom Two
3.93 x 4.03 (12'10" x 13'2")



Bathroom
3.22 x 2.53 (10'6" x 8'3")

Bedroom Three
3.89 x 2.68 (12'9" x 8'9")

Garage
5.85 x 2.58 (19'2" x 8'5")

Garage
4.59 x 3.45 (15'0" x 11'3")

Function Room
10.47 x 3.49 (34'4" x 11'5")

Office
2.53 x 4.69 (8'3" x 15'4")

EPC - D
64/82

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, Single Garage, Off Street
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains, Open Fire
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, 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.

