



St. Botolphs Lane, Orton Longueville Peterborough PE2 7DG

welcome to

St. Botolphs Lane, Orton Longueville Peterborough

Located in a well-established and highly convenient area of Orton Longueville, the property benefits from easy access to a wide range of local amenities, including shops, services, and everyday essentials.



Brand New Two-Bedroom Detached Bungalow | No Chain

A rare opportunity to acquire a brand-new, two-bedroom detached bungalow located in a well-established and sought-after area of Orton Longueville. Newly built and finished to a high standard throughout, this property combines modern living with the appeal of single-storey accommodation in a location where new builds are seldom available.

The bungalow offers two generously sized bedrooms, both benefiting from bay windows that allow for excellent natural light and a sense of space. The layout has been thoughtfully designed to maximise comfort and practicality, making it ideal for downsizers, professionals, or buyers seeking a low-maintenance, modern home. Externally, the property boasts a large driveway, providing ample off-road parking.

Offered to the market with no onward chain, this home presents a straightforward and attractive purchase opportunity.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

St. Botolphs Lane, Orton Longueville Peterborough

- Detached Bungalow
- Two Bedrooms
- Modern New Build
- No onwards chain
- Immaculate

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted

£325,000



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Property Ref:
PCG123845 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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