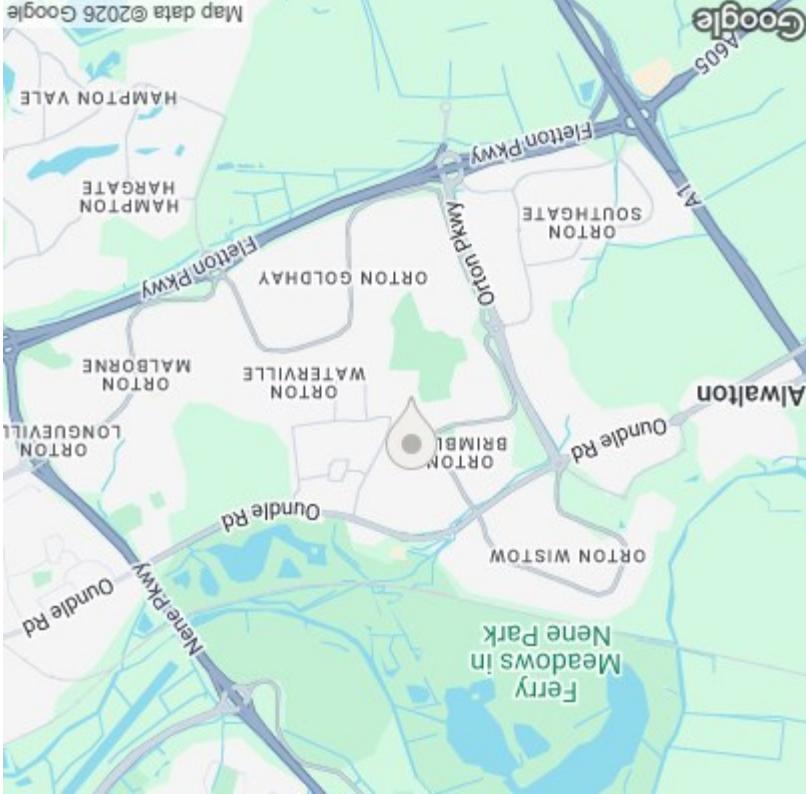


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.gov.uk/residents/housing-selective-licensing>

Discriminatory notices and specific regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee. All photographs, measurements, floorplans and descriptions 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 contact our 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 regulations have not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee. All photographs, measurements, floorplans and descriptions 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.

### Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

### Viewing



Floor Plan



## Mill Crescent

### Orton Waterville, Peterborough, PE2 5EL

Nestled on a private road in the sought-after Orton Waterville area of Peterborough, this detached bungalow offers a rare opportunity with no forward chain and huge potential for transformation. Set on a good-sized plot, the property features two double bedrooms, a spacious lean-to/car port, and a private, enclosed rear garden ideal for outdoor living. The home presents an exciting chance for buyers to put their own stamp on a well-located bungalow in a highly desirable neighbourhood.

Tucked away in the desirable Mill Crescent in Orton Waterville, this detached bungalow offers an inviting and versatile layout that lends itself perfectly to modern living. The home opens into a welcoming entrance hall that leads directly to two generously sized double bedrooms, both positioned at the front of the property and enhanced by charming bay windows that draw in natural light. The heart of the bungalow centres around the dining room, which connects effortlessly to the living room, forming an elegant flow of space ideal for relaxing or entertaining. The living room, with its attractive bay window, creates a warm and homely atmosphere, while the dining room serves as a practical and sociable hub between the living quarters and kitchen. To the rear, the kitchen provides access to a handy rear porch and leads through to a separate utility room/pantry, offering excellent storage and workspace potential. The layout is completed by a centrally placed bathroom, conveniently located for all rooms. With its well-balanced arrangement, scope for improvement, and charming original features, this property presents a fantastic opportunity to create a beautifully modernised home in one of Peterborough's most sought-after villages.

#### Entrance Hall

1.20 x 4.00 (3'11" x 13'1")

#### Living Room

3.28 x 3.26 (10'9" x 10'8")

#### Dining Room

3.29 x 3.31 (10'9" x 10'10")

#### Kitchen

1.33 x 1.82 (4'4" x 5'11")

#### Rear Porch

1.13 x 1.63 (3'8" x 5'4")

#### Bathroom

2.12 x 1.82 (6'11" x 5'11")

#### Utility Room/Pantry

1.18 x 1.65 (3'10" x 5'4")

#### Master Bedroom

3.28 x 3.33 (10'9" x 10'11")

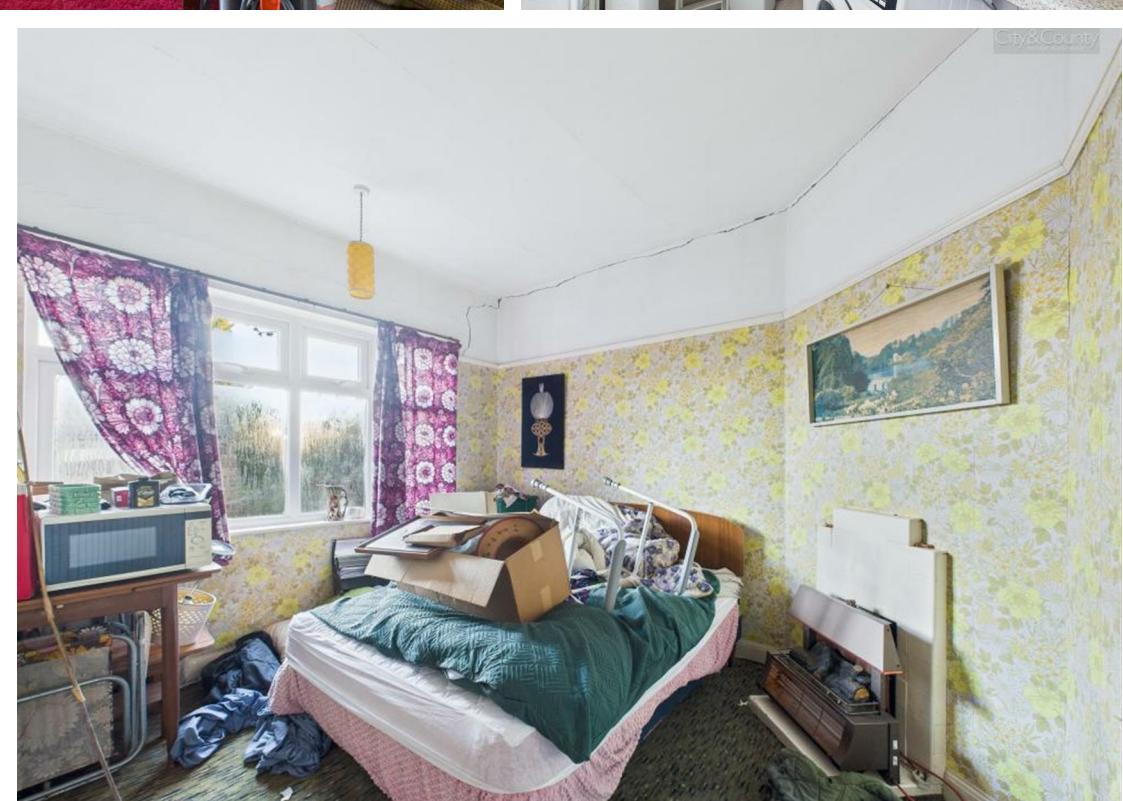
#### Bedroom Two

3.34 x 3.33 (10'11" x 10'11")

#### EPC - D

64/77

#### 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, Carport  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: TBC  
Mobile Coverage: TBC

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**