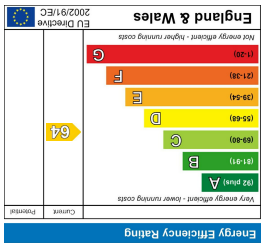


Disclaimer: Important Notice: In accordance with the Property Misdescription Act 1991 (1991), we have prepared these Sales Particulars as a general guide to the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, fixtures and fittings have not been tested. Neither has the Agent conducted 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 licensing is applicable.

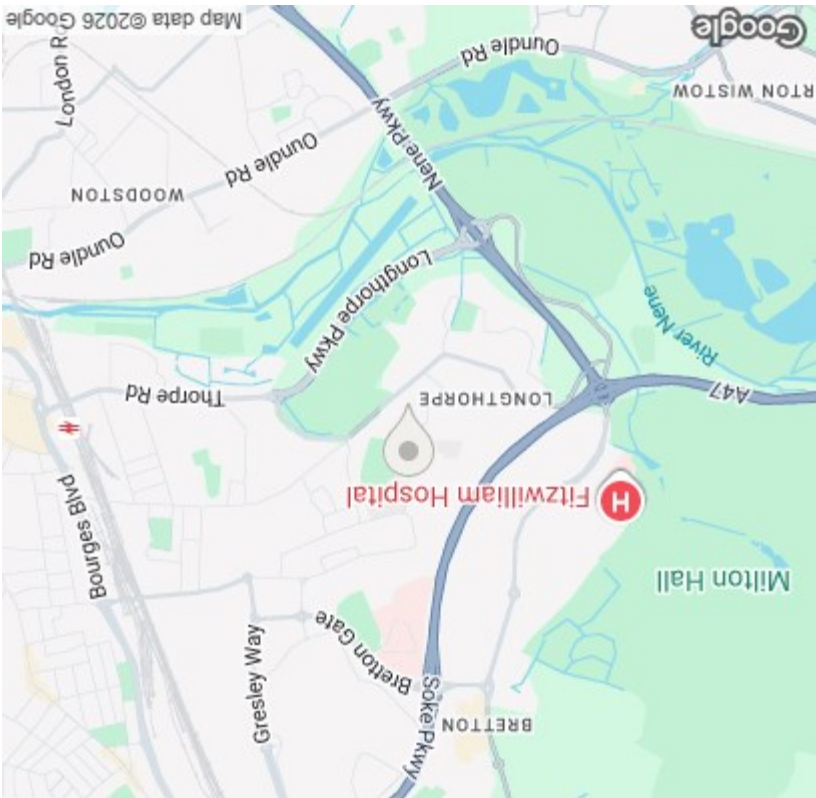
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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



Energy Efficiency Graph



Area Map



Floor Plan



Thurlaston Close

Longthorpe, Peterborough, PE3 6LD

This well-positioned three bedroom detached bungalow offers excellent potential for improvement and modernisation, while already providing a generous layout, substantial driveway, detached double garage and enclosed gardens to both the front and rear. Offered with no forward chain and situated within a private cul-de-sac, the property features a spacious lounge, kitchen/diner, conservatory, three bedrooms including a master with en-suite, and a separate bathroom, making this an exciting opportunity for those looking to create their ideal home.

Approached via a large driveway providing ample off-road parking and leading to the detached double garage, the property opens into a welcoming entrance hall with doors leading naturally through to the principal accommodation. The generous lounge provides an excellent main reception space, while the kitchen/diner sits centrally within the home and offers direct access into the conservatory, creating a useful additional reception area with views and access towards the rear garden. There are three bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom. Externally, the property enjoys an enclosed rear garden together with a front garden, while the private cul-de-sac setting provides a peaceful residential environment. With its spacious accommodation, excellent parking and garage provision, and clear scope for improvement, this represents a fantastic opportunity to modernise and personalise a detached bungalow in a desirable setting. Probate has been granted.

Entrance Hall
1.03 x 6.63 (3'4" x 21'9")

Lounge
7.74 x 4.21 (25'4" x 13'9")

Kitchen Diner
3.64 x 3.91 (11'11" x 12'9")

Conservatory
2.42 x 3.94 (7'11" x 12'11")

Master Bedroom
3.63 x 4.43 (11'10" x 14'6")

En-Suite To Master Bedroom
2.65 x 1.57 (8'8" x 5'1")

Bedroom Two
3.63 x 2.86 (11'10" x 9'4")

Bedroom Three
2.56 x 2.42 (8'4" x 7'11")

Bathroom
2.47 x 2.00 (8'1" x 6'6")

EPC - D
64/83

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lateral Living
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: Not Known
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: Not Known
Holiday home rental: Not Known
Restrictive covenant: No
Business from property NOT allowed: Not Known
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Not Known
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Not Known
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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.

