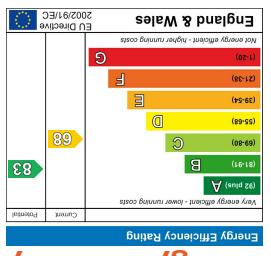


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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



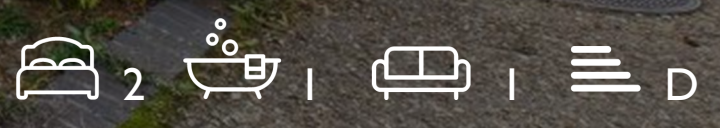
Area Map



Floor Plan



Wingfield
 Orton Goldhay, Peterborough, PE2 5TH
£170,000 - Freehold , Tax Band - B



Wingfield

Orton Goldhay, Peterborough,
PE2 5TH

Tucked away in a peaceful cul-de-sac in Wingfield, Orton Goldhay, Peterborough, this deceptively spacious semi-detached bungalow offers a fantastic opportunity for first-time buyers or those looking to downsize. Available with no forward chain and awaiting probate, the property features a single garage, private and enclosed rear garden, and well-proportioned living spaces throughout. Set in a convenient location with excellent local transport links, this charming home combines comfort, practicality, and the promise of easy living in a quiet, well-connected neighbourhood.

Nestled in a quiet cul-de-sac in Wingfield, Orton Goldhay, Peterborough, this deceptively spacious semi-detached bungalow offers comfort, practicality, and a well-planned layout ideal for modern living. The property opens with a welcoming entrance porch and hallway, leading into a light-filled living room that forms the heart of the home — perfect for relaxing or entertaining. Adjacent to the living room, the fitted kitchen provides an efficient and functional space with convenient access to the rear garden. The bungalow features two bedrooms, including a generous master bedroom, each offering flexibility for use as sleeping accommodation, a guest room, or even a home office. A neatly presented bathroom serves the property, and a connecting hallway ensures a natural flow throughout. Externally, the home benefits from a private and enclosed rear garden, ideal for outdoor dining or simply enjoying a peaceful afternoon. A single garage provides secure parking and additional storage. Set in a desirable location with excellent local transport links, this charming home is offered with no forward chain, presenting an excellent opportunity for first-time buyers, downsizers, or investors alike.

Entrance Porch
0.71 x 1.52 (2'3" x 4'11")

Entrance Hall
2.09 x 1.46 (6'10" x 4'9")

Kitchen
2.67 x 2.64 (8'9" x 8'7")

Living Room
4.66 x 3.85 (15'3" x 12'7")

Hallway
0.81 x 1.15 (2'7" x 3'9")

Bathroom
2.19 x 1.84 (7'2" x 6'0")

Hallway
0.89 x 2.97 (2'11" x 9'8")

Master Bedroom
4.18 x 2.93 (13'8" x 9'7")

Bedroom Two
3.21 x 2.11 (10'6" x 6'11")

Garage
4.28 x 2.43 (14'0" x 7'11")

EPC - D
68/83

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: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, 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.

