

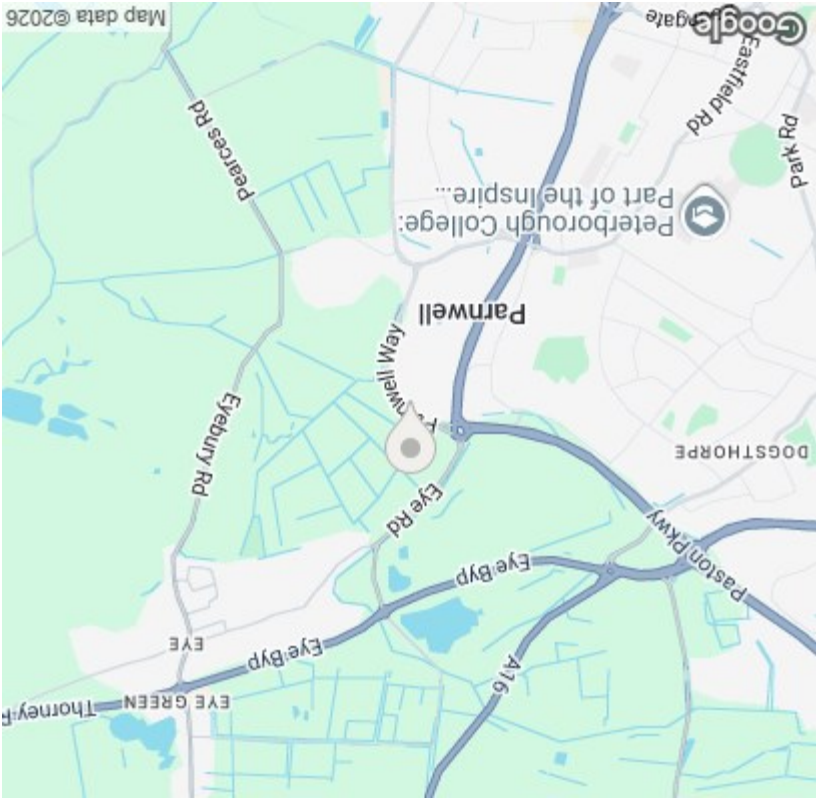


Finchfield
Parnwell, Peterborough, PE1 4YQ

Offers In Excess Of £190,000 - Freehold , Tax Band - C

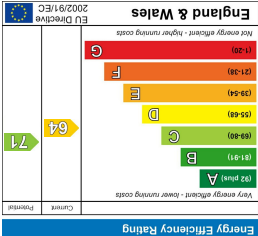


Floor Plan



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 legal 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

Finchfield

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Offered to the market with no forward chain, this two bedroom semi detached bungalow occupies a pleasant position within a quiet cul-de-sac and presents an exciting opportunity for buyers looking to modernise and create their ideal home. The property benefits from a spacious living and dining room, conservatory, private enclosed rear garden, driveway and single garage. With excellent potential to be reconfigured or extended, subject to the necessary permissions, the property could potentially be converted into a three or four bedroom home, making it an ideal purchase for downsizers, families or investors alike.

Entering the property via the entrance porch, you are welcomed into the entrance hall which provides access to the principal accommodation. The separate kitchen offers a range of storage and worktop space and enjoys views over the side aspect. The generous living and dining room provides plenty of space for both relaxing and entertaining, with doors leading through to the conservatory, creating an additional reception area overlooking the rear garden and offering an abundance of natural light. An inner hallway leads to two useful storage cupboards, a modern shower room and two well proportioned bedrooms, both offering comfortable accommodation. Externally, the property boasts a private enclosed rear garden, perfect for enjoying the warmer months, along with side gated access. To the front, there is a driveway providing off road parking which leads to a single garage, offering further parking or useful storage space. Situated within a peaceful cul-de-sac location and offered to the market with no forward chain, this fantastic bungalow presents a wonderful opportunity to create a larger family home or simply enjoy comfortable single level living in a sought after setting.

Entrance Porch
0.73 x 1.51 (2'4" x 4'11")

Entrance Hall
2.18 x 1.47 (7'1" x 4'9")

Kitchen
2.71 x 2.60 (8'10" x 8'6")

Living/Dining Room
4.62 x 5.96 (15'1" x 19'6")

Conservatory
3.03 x 1.99 (9'11" x 6'6")

Hallway
0.90 x 5.55 (2'11" x 18'2")

Shower Room
2.21 x 1.68 (7'3" x 5'6")

Master Bedroom
4.20 x 3.01 (13'9" x 9'10")

Bedroom Two
3.28 x 2.63 (10'9" x 8'7")

Garage
4.35 x 2.41 (14'3" x 7'10")

EPC - D
64/71

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: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: O2 - Great, Vodafone - Excellent

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.

