

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. A guide will not carried out a structural survey and the services, specifications 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 purposes of purchasing. Please details, service charges and ground rent (where applicable) are given as a guide only and should be checked by your solicitor prior to exchanging of contracts.

<https://www.peterborough.gov.uk/residents/housing/select-the-local-council/news/select-the-local-council/>

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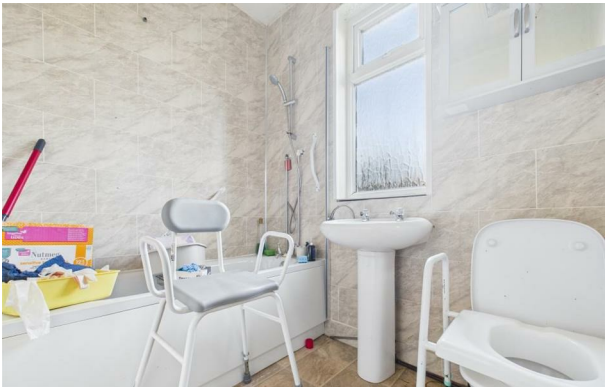
Mill Crescent

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: Fttp
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

