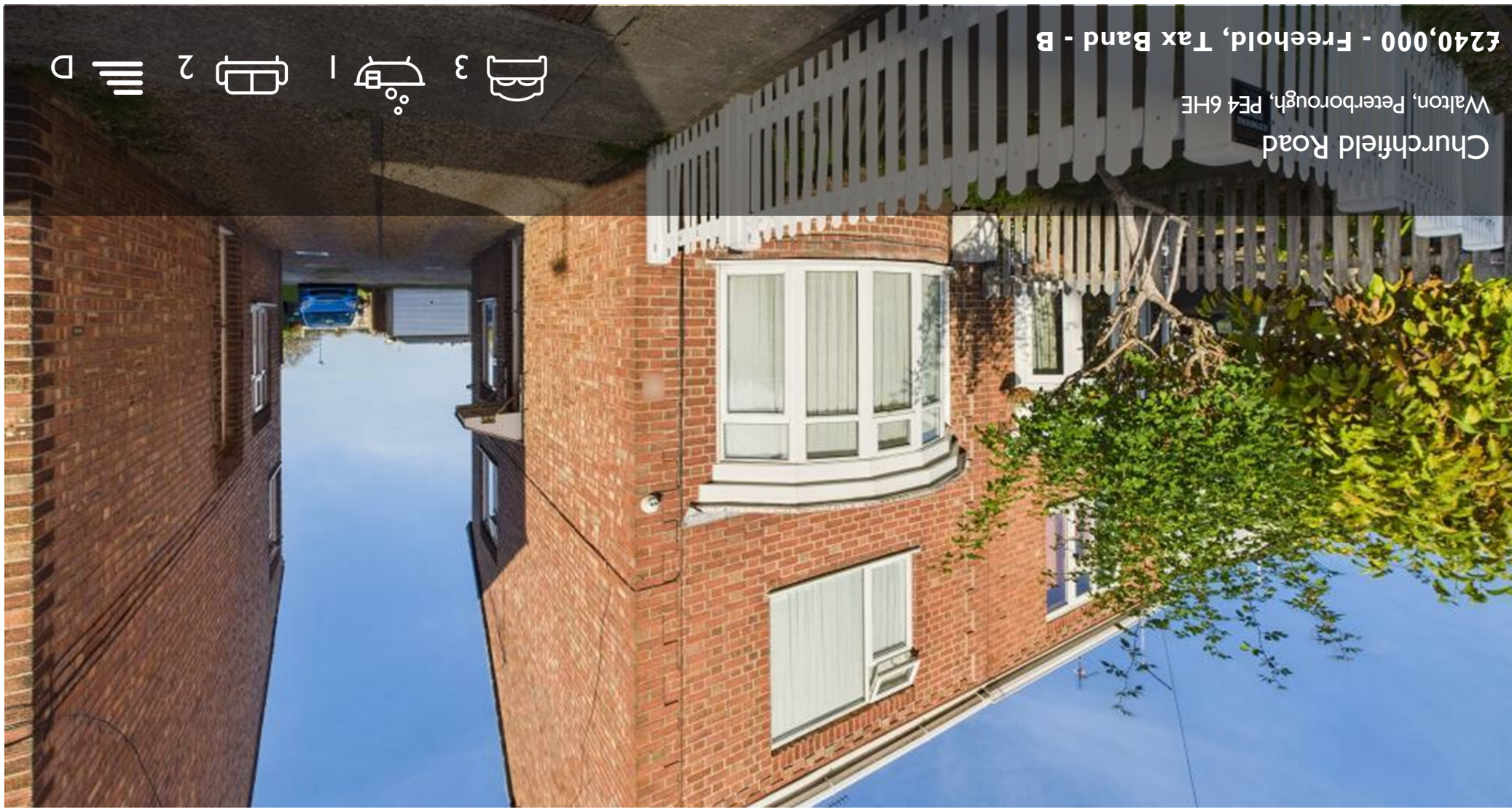


Churchfield Road

Walton, Peterborough, PE4 6HE

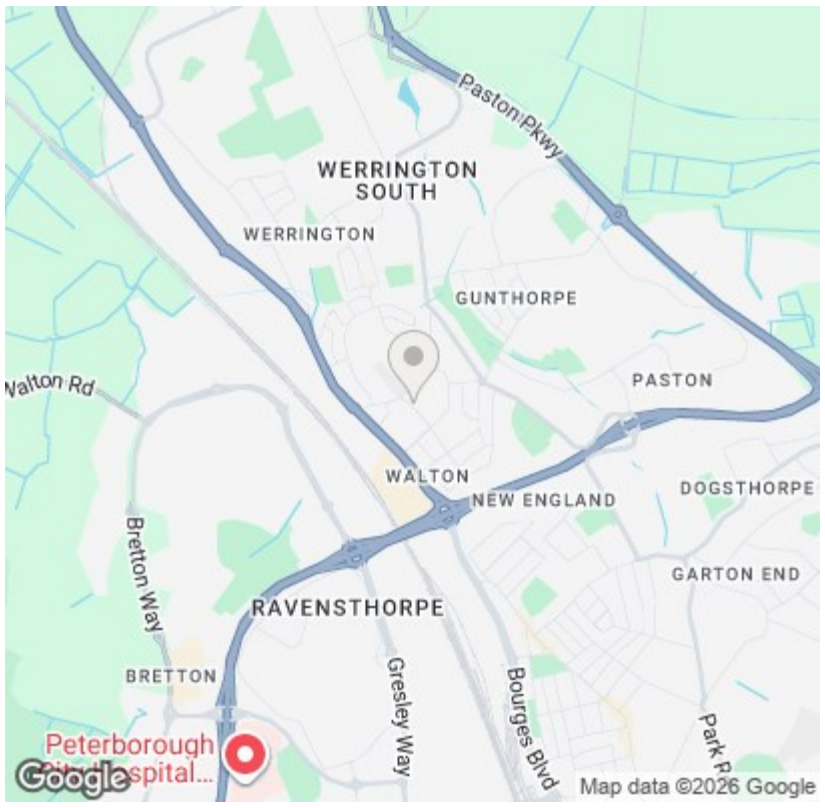
£240,000 - Freehold, Tax Band - B

3 1 2 D

Floor Plan



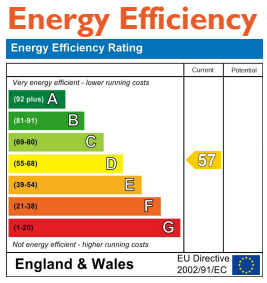
Area Map



Viewing

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.

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 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 licencing 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.

Churchfield Road

Walton, Peterborough, PE4 6HE

An excellent opportunity to acquire this attractive three bedroom bay fronted semi-detached home, ideally positioned within the popular residential area of Walton. Offering well proportioned accommodation throughout, the property benefits from two reception rooms, a re-fitted kitchen and bathroom, together with a useful downstairs utility area. Externally, there is off-street parking, a single garage and a private enclosed rear garden. Conveniently situated close to local amenities and facilities, this appealing home would make an ideal first time purchase.

Upon entering the property, you are welcomed by an entrance hall leading through to two separate reception rooms, providing versatile spaces for both relaxing and entertaining. The re-fitted kitchen offers a modern and practical arrangement, with the added benefit of a useful downstairs utility area. To the first floor are three bedrooms, all served by a re-fitted family bathroom. Outside, the property continues to impress with a private enclosed rear garden, offering an ideal space for outdoor dining and relaxation. To the front, there is off-street parking which leads to a single garage, providing additional parking or useful storage. Combining attractive bay fronted accommodation, practical improvements and a convenient location close to local amenities, this is a fantastic opportunity for first time buyers and those looking to take their next step on the property ladder.

Entrance Hall
0.90 x 0.98 (2'11" x 3'2")

Living Room
3.63 x 3.72 (11'10" x 12'2")

Dining Room
3.60 x 3.73 (11'9" x 12'2")

Kitchen
4.75 x 1.61 (15'7" x 5'3")

Hallway
0.88 x 0.86 (2'10" x 2'9")

Utility Room

Landing
6.29 x 0.83 (20'7" x 2'8")

Master Bedroom
3.63 x 3.65 (11'10" x 11'11")

Bedroom Two
3.61 x 2.69 (11'10" x 8'9")

Bathroom
2.23 x 1.61 (7'3" x 5'3")

Bedroom Three
2.37 x 2.60 (7'9" x 8'6")

Garage
6.35 x 3.00 (20'9" x 9'10")

EPC - D
57/88

Tenure - Freehold





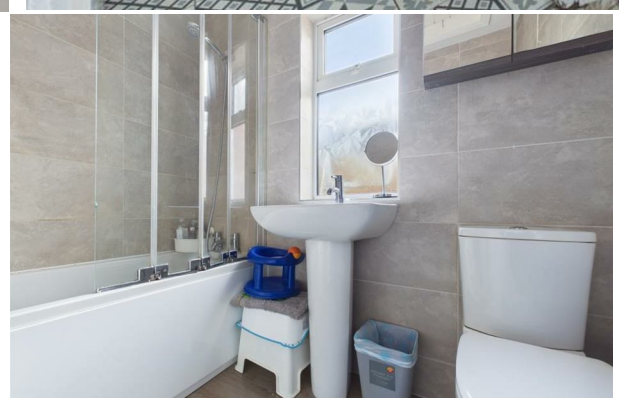














IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (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: Yes
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Detached, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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





