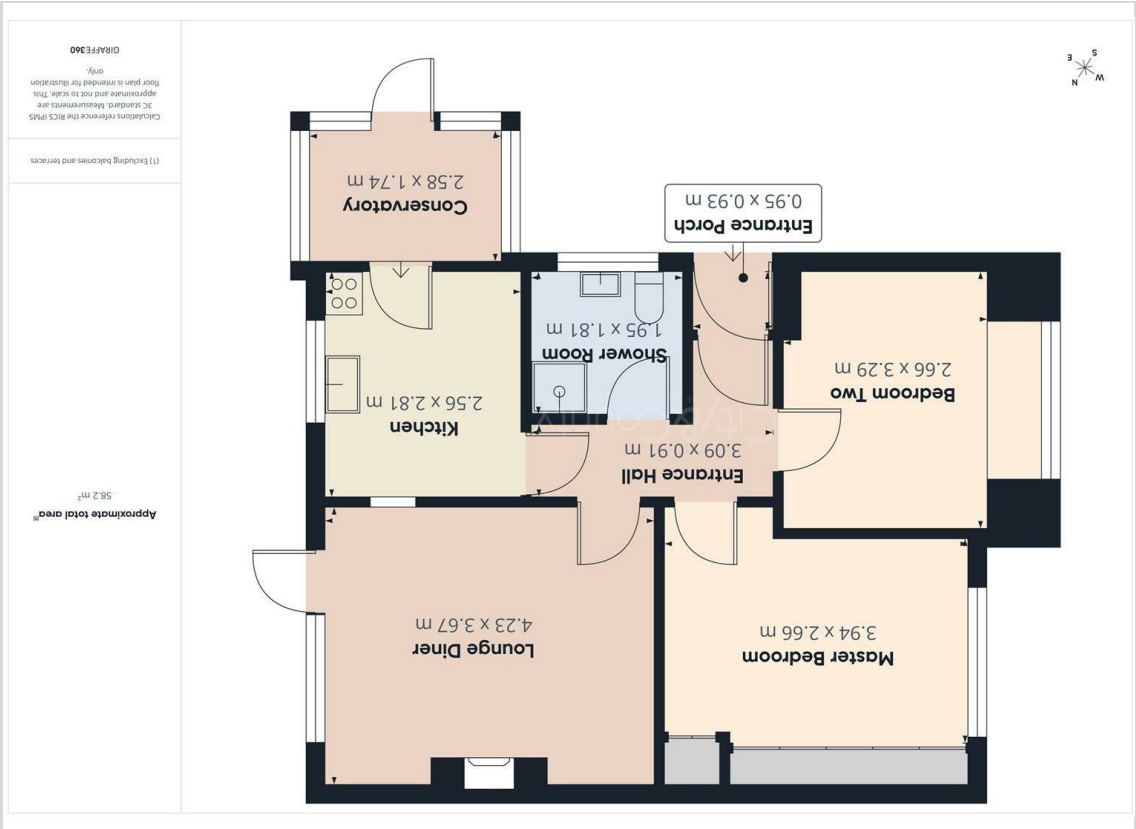




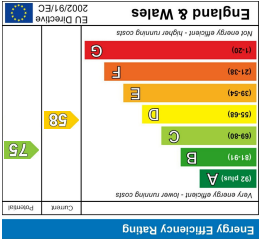
Floor Plan



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 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.

Staverton Road
Werrington, Peterborough, PE4
6LY

Occupying a generous plot in the sought-after Werrington Village, this semi-detached bungalow on Staverton Road offers a fantastic opportunity for buyers looking to renovate and add value. Comprising two bedrooms, a shower room, spacious lounge diner, kitchen and conservatory, the property is offered for sale with no forward chain, making it an ideal project for those wanting to create their perfect home.

A wonderful opportunity has arisen to purchase this semi-detached bungalow, nestled on a generous plot on the ever-popular Staverton Road in Werrington Village, Peterborough, offering fantastic potential to a buyer looking to put their own stamp on a home whilst benefiting from a superb footprint and layout. Stepping through the entrance porch, you're welcomed into a practical entrance hallway which flows seamlessly into every corner of the home, providing access to two generously proportioned bedrooms, a shower room, and the principal reception space. The master bedroom sits to the front of the property and enjoys the benefit of fitted wardrobes, while bedroom two offers equally comfortable proportions and would suit a range of uses, whether as a second bedroom, home office, or guest room. The shower room is conveniently positioned off the hallway, fitted with a shower cubicle, wash hand basin, and WC. To the rear of the property, the impressive lounge diner forms the heart of the home, a bright and versatile space ideal for both relaxing and entertaining, with double doors opening onto a further conservatory, a lovely addition that provides an ideal spot to enjoy the garden throughout the year. The kitchen is well proportioned and offers scope for a buyer to reconfigure or modernise to suit their own taste, with space for freestanding appliances and access out to the rear garden and conservatory. Whilst the property is in need of some renovation works throughout, this is very much reflected in the asking price and presents a fantastic opportunity for buyers to add real value and create a wonderful home tailored entirely to their own requirements. Outside, the bungalow benefits from a particularly generous plot, offering excellent potential for extension (subject to the necessary planning consents) as well as ample garden space to enjoy. Occupying a desirable position within Werrington Village, the property is well placed for local amenities, schooling, and transport links into Peterborough city centre. Offered for sale with no forward chain, this bungalow represents a rare and exciting prospect for buyers seeking a project in a sought-after location. **Probate has been granted.**

Entrance Porch
0.95 x 0.93 (3'1" x 3'0")

Entrance Hall
3.09 x 0.91 (10'1" x 2'11")

Lounge Diner
4.23 x 3.67 (13'10" x 12'0")

Kitchen
2.56 x 2.81 (8'4" x 9'2")

Conservatory
2.58 x 1.74 (8'5" x 5'8")

Master Bedroom
3.94 x 2.66 (12'11" x 8'8")

Shower Room
1.95 x 1.81 (6'4" x 5'11")



Bedroom Two
2.66 x 3.29 (8'8" x 10'9")

EPC - D
58/75

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: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage Detached, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

