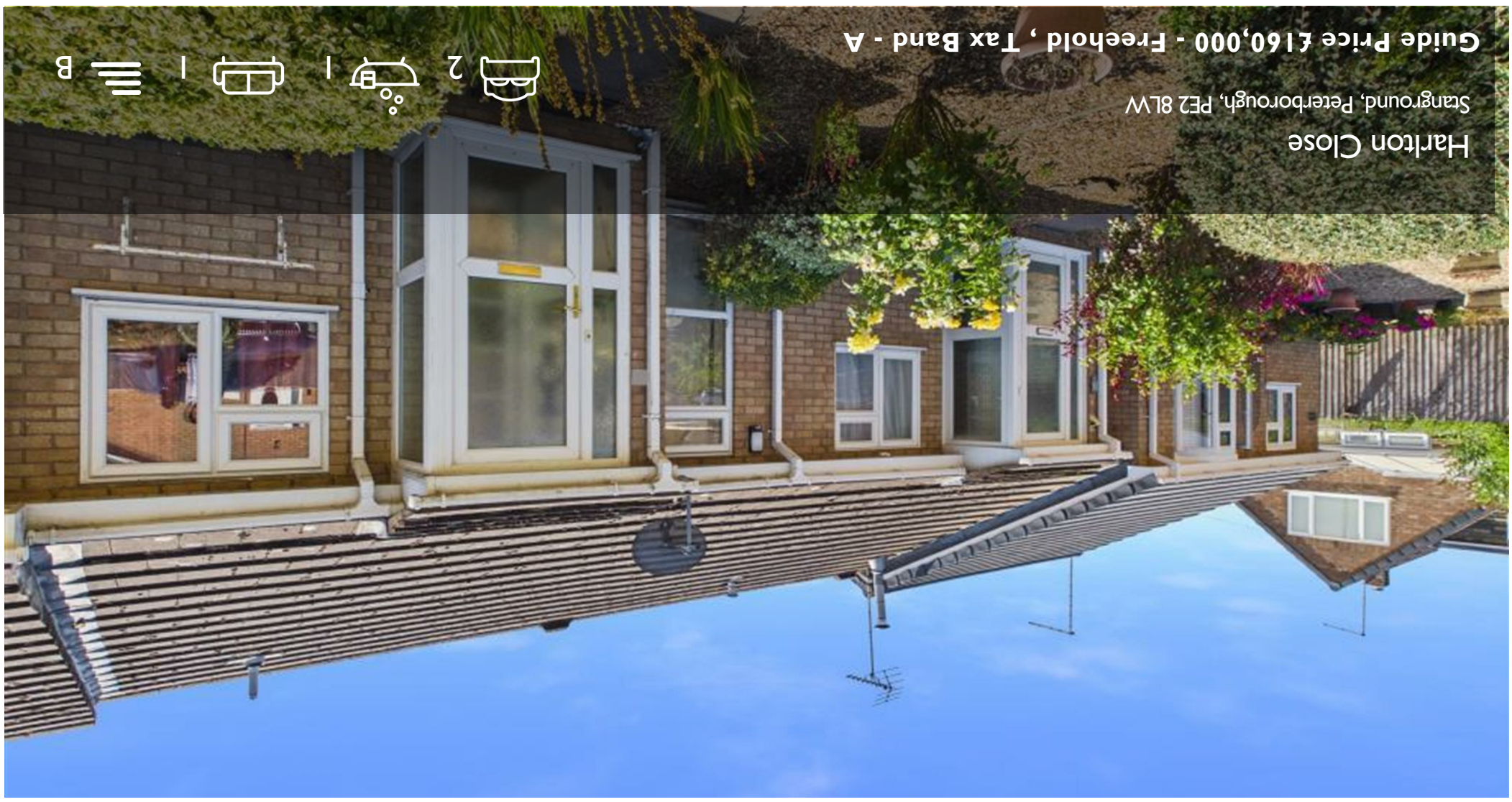


Hartlon Close

Stanground, Peterborough, PE2 8LW

Guide Price £160,000 - Freehold , Tax Band - A

2 | 1 | 1 | B

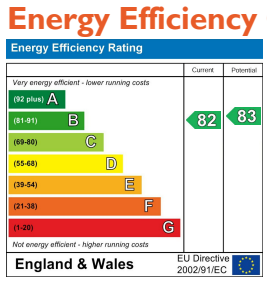
Floor Plan

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.

Harlton Close

Stanground, Peterborough, PE2 8LW

GUIDE PRICE £160,000-£170,000

A well presented terraced bungalow situated in the quiet cul-de-sac of Harlton Close, Stanground, Peterborough, offering low-maintenance single-storey living with no forward chain. Boasting a conservatory, off road parking for two vehicles, and a range of modern benefits throughout, this home is not to be missed.

Nestled in the quiet cul-de-sac of Harlton Close in Stanground, Peterborough, this charming terraced bungalow offers a fantastic opportunity for buyers seeking a low-maintenance, single-storey home, and is offered for sale with the added benefit of no forward chain. Stepping through the entrance porch, a practical space perfect for storing coats and shoes, you're welcomed into the heart of the home. The bright and airy living room provides a comfortable space to relax and unwind, flowing naturally through to the well-appointed kitchen, which is fitted with ample storage and worktop space for everyday cooking and dining. To the rear of the property, a lovely conservatory extends the living space further, offering a versatile spot to enjoy the garden views all year round, and benefits from a modern gas combi boiler ensuring efficient heating throughout the home. The property also boasts leased solar panels, helping to keep energy costs down for the next owner. Completing the internal accommodation is a spacious master bedroom, a further well-proportioned second bedroom, and a stylish family bathroom, all conveniently arranged off a central hallway for ease of access. Outside, the property benefits from a low maintenance garden, ideal for those seeking to spend more time relaxing and less time on upkeep, while off road parking for two vehicles adds practical convenience for residents and visitors alike. This delightful bungalow represents an ideal choice for first-time buyers, downsizers, or investors alike, combining comfortable living with a peaceful, sought-after location.

Entrance Porch
1.10 x 0.97 (3'7" x 3'2")

Living Room
3.02 x 4.57 (9'10" x 14'11")

Kitchen
2.13 x 3.33 (6'11" x 10'11")

Conservatory
3.24 x 2.22 (10'7" x 7'3")

Hallway
0.85 x 0.86 (2'9" x 2'9")

Master Bedroom
2.90 x 3.35 (9'6" x 10'11")

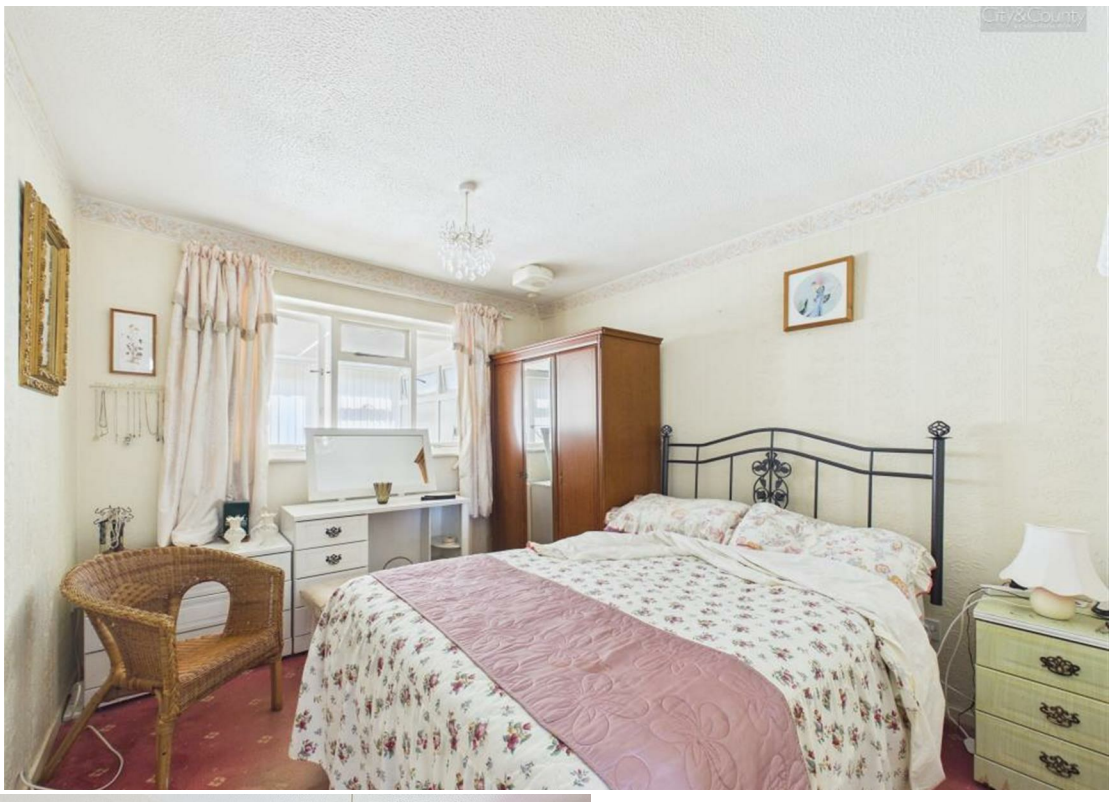
Bathroom
1.99 x 1.66 (6'6" x 5'5")

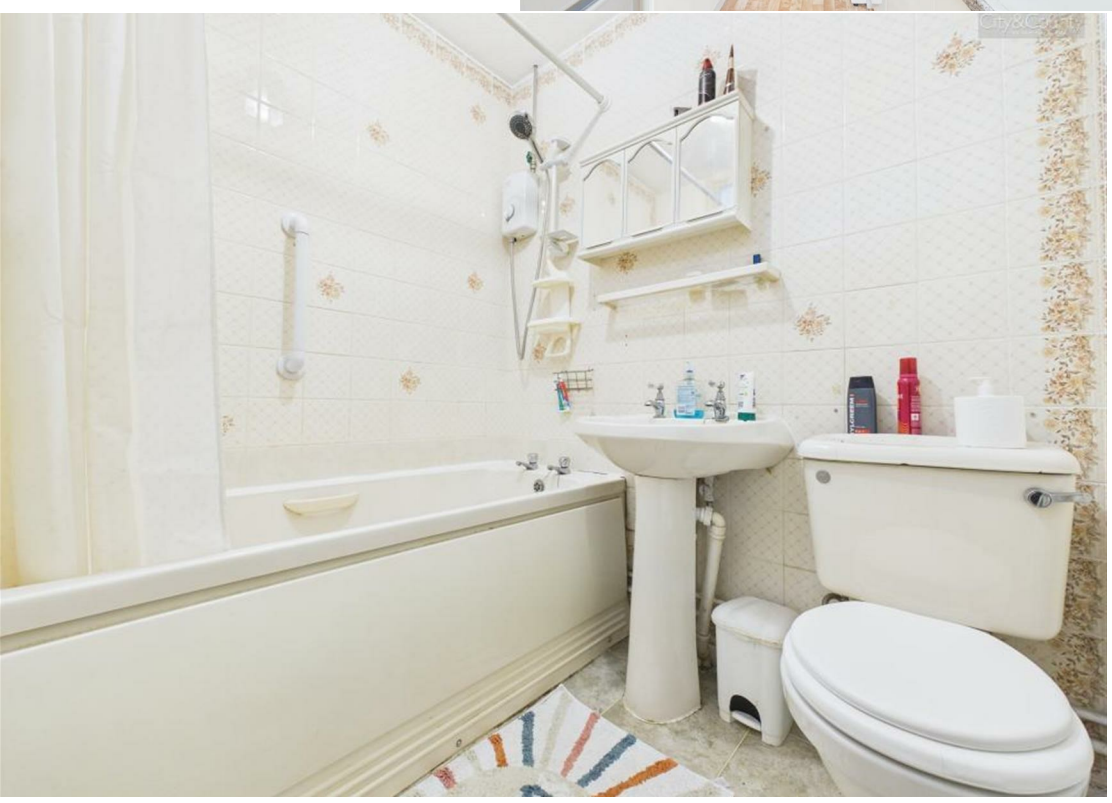
Bedroom Two
1.99 x 2.83 (6'6" x 9'3")

EPC - B
82/83

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 (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: Driveway Private
Solar Panels: Yes - Leased
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - 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.