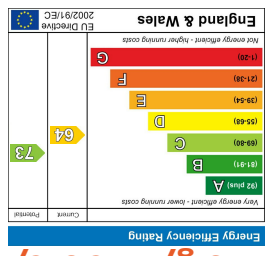
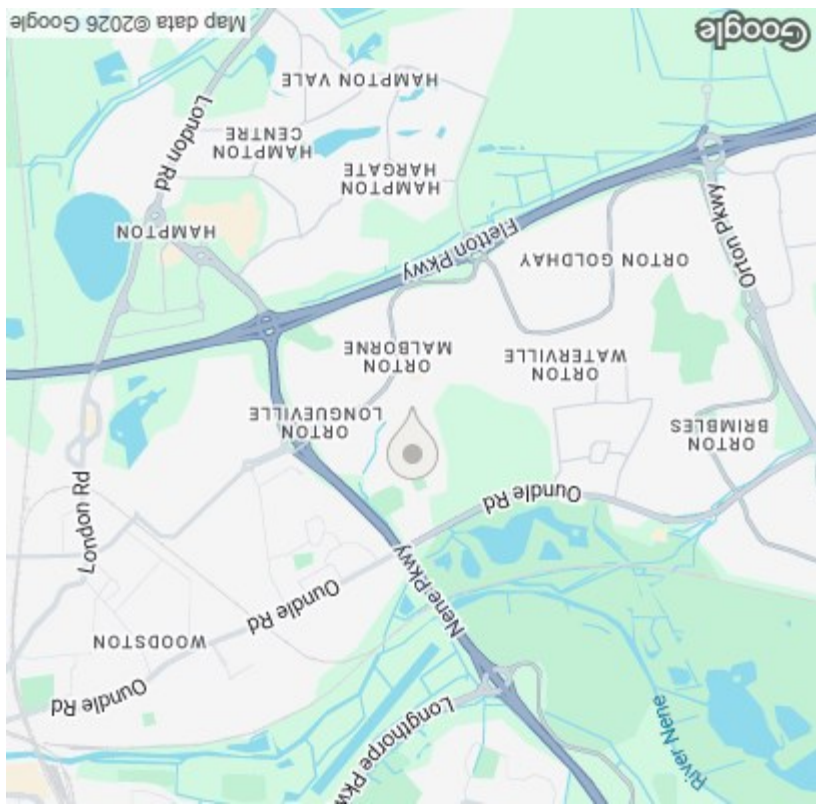


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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.

**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**



**Area Map**



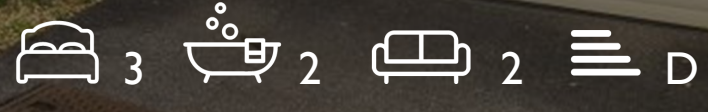
**Floor Plan**



**Mary Armyne Road**

Orton Longueville Village, Peterborough, PE2 7DR

**Offers In Excess Of £325,000 - Freehold , Tax Band - E**



## Mary Armyne Road

### Orton Longueville Village, Peterborough, PE2 7DR

Positioned in one of the most desirable locations within Orton Longueville, this spacious detached chalet bungalow on Mary Armyne Road offers a rare opportunity to acquire a highly versatile home with no forward chain and probate recently applied for, featuring flexible three or four bedroom accommodation, generous living space, original wood block flooring, a private enclosed rear garden, and off-road parking, all within a peaceful and well-regarded village setting.

This spacious and versatile detached chalet bungalow occupies a desirable position on Mary Armyne Road, within the heart of Orton Longueville, one of Peterborough's most sought-after residential locations, and is offered to the market with no forward chain, with probate having just been applied for, making it an excellent opportunity for a smooth and uncomplicated purchase; the accommodation begins with a welcoming entrance hallway which immediately sets the tone for the space and flexibility on offer, complemented by attractive original wood block flooring that continues through into the main living area, enhancing the warmth and character of the home, from here doors lead to a generous lounge diner which enjoys a bright, airy feel and provides ample room for both relaxing and entertaining, while the adjacent kitchen sits at the heart of the property with practical access through to the garage, offering excellent potential for reconfiguration or modernisation if desired. The ground floor further benefits from a substantial master bedroom, a well-proportioned additional reception room which can comfortably serve as a fourth bedroom or home office, and two separate shower rooms, creating an ideal layout for multigenerational living or those seeking ground-floor bedroom facilities. Upstairs the property continues to impress with two further bedrooms accessed from a central landing, perfectly suited for family, guests, or additional workspace, all enjoying a sense of privacy away from the main living areas. Externally the bungalow is complemented by a private, enclosed rear garden which provides a peaceful and secure outdoor retreat, ideal for relaxing or entertaining, while to the front there is the added convenience of off-road parking, altogether this is a rare opportunity to acquire a highly adaptable home with the potential for three or four bedrooms in a prestigious village setting, offering space, flexibility, and scope to tailor the property to a wide range of lifestyle needs.

**Entrance Hall**  
3.43 x 2.54 (11'3" x 8'3")

**Lounge Diner**  
4.23 x 6.01 (13'10" x 19'8")

**Kitchen**  
3.41 x 2.57 (11'2" x 8'5")

**Hallway**  
2.29 x 1.70 (7'6" x 5'6")

**Shower Room One**  
2.29 x 2.54 (7'6" x 8'3")

**Master Bedroom**  
3.59 x 3.79 (11'9" x 12'5")

**Reception Room/Bedroom Four**  
4.53 x 3.01 (14'10" x 9'10")

**Shower Room Two**  
1.38 x 1.81 (4'6" x 5'11")

**Landing**  
1.25 x 1.39 (4'1" x 4'6")



**Bedroom Two**  
3.06 x 3.03 (10'0" x 9'11")

**Bedroom Three**  
3.02 x 2.74 (9'10" x 8'11")

**Boiler Room**  
1.72 x 0.88 (5'7" x 2'10")

**Garage**  
6.22 x 2.44 (20'4" x 8'0")

**EPC - D**  
64/73

**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: Single Garage, Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, 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.

