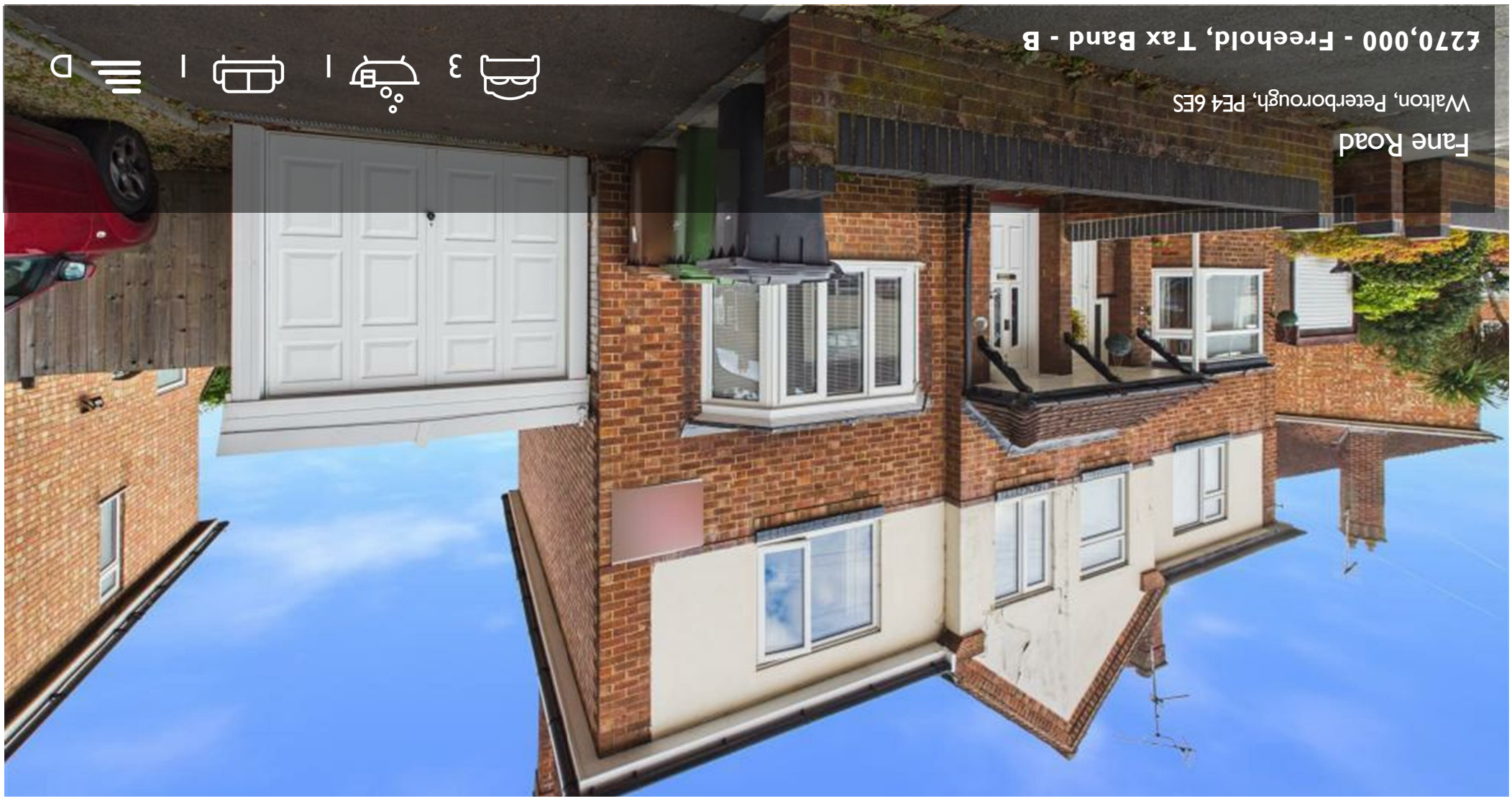
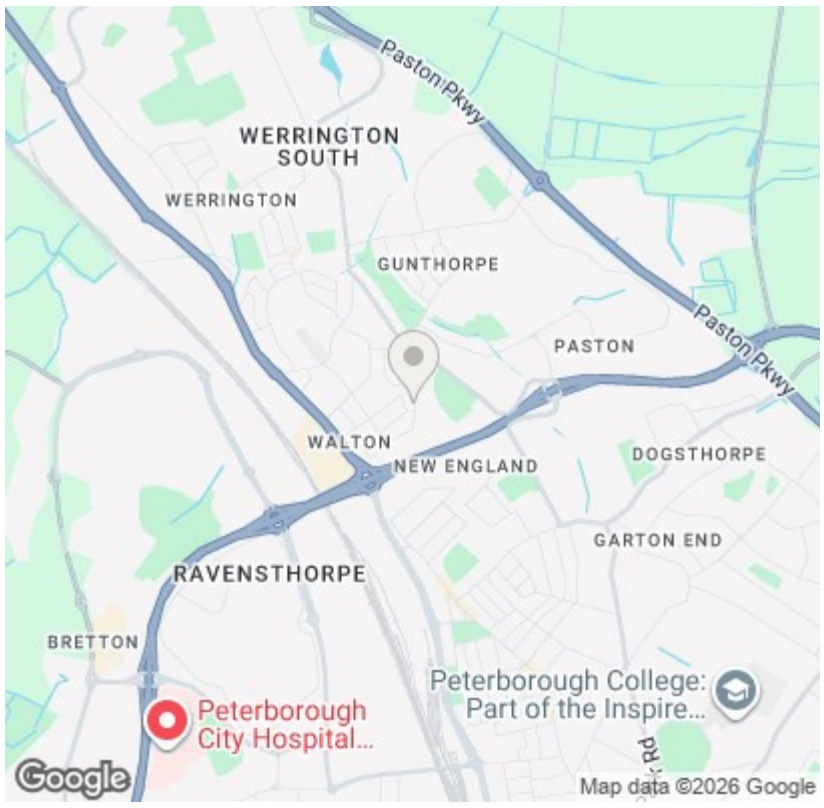


Floor Plan



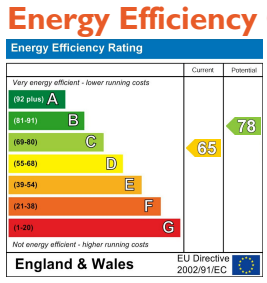
Area Map



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.

Fane Road

Walton, Peterborough, PE4 6ES

A beautifully presented three bedroomed semi detached home, ideally positioned in a desirable location and offering a fantastic combination of character, practicality and modern improvements. The property benefits from a large re fitted kitchen/dining room, a bay fronted living room, re fitted shower room, private enclosed rear garden, driveway and single garage, making this an excellent home for families, first time buyers or those looking for well proportioned accommodation in a popular area.

The accommodation begins with an entrance hall leading into the bay fronted living room, providing a welcoming principal reception space. To the rear is the large re fitted kitchen/dining room overlooking the garden. The ground floor also benefits from useful access to the single garage. To the first floor are three well proportioned bedrooms, together with a modern re fitted shower room. Outside, the property enjoys a private enclosed rear garden, while the driveway to the front provides off road parking and access to the garage.

Entrance Hall
1.82 x 1.17 (5'11" x 3'10")

Living Room
3.89 x 4.28 (12'9" x 14'0")

Kitchen
3.27 x 2.06 (10'8" x 6'9")

Dining Area
6.32 x 3.31 (20'8" x 10'10")

Landing
1.87 x 1.02 (6'1" x 3'4")

Master Bedroom
3.34 x 2.64 (10'11" x 8'7")

Bedroom Two
3.35 x 2.46 (10'11" x 8'0")

Shower Room
2.39 x 1.79 (7'10" x 5'10")

Bedroom Three
2.51 x 2.02 (8'2" x 6'7")

Garage
6.67 x 2.42 (21'10" x 7'11")

EPC - D
65/78

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



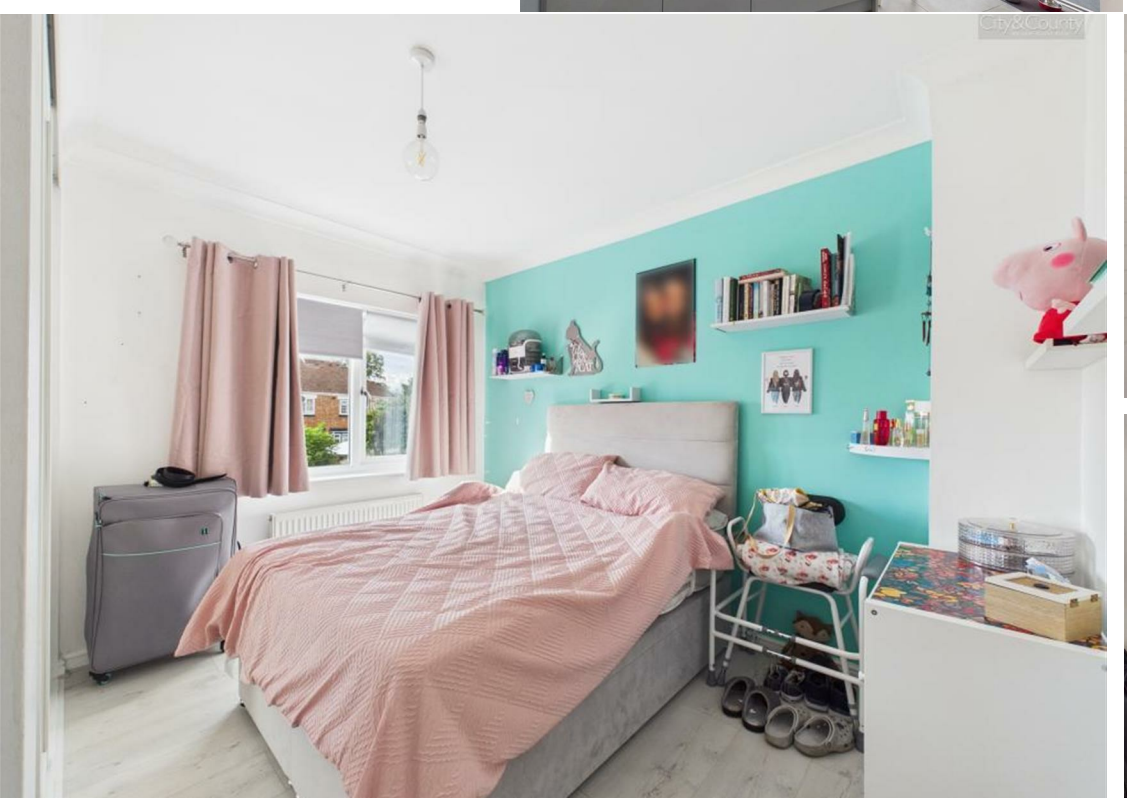


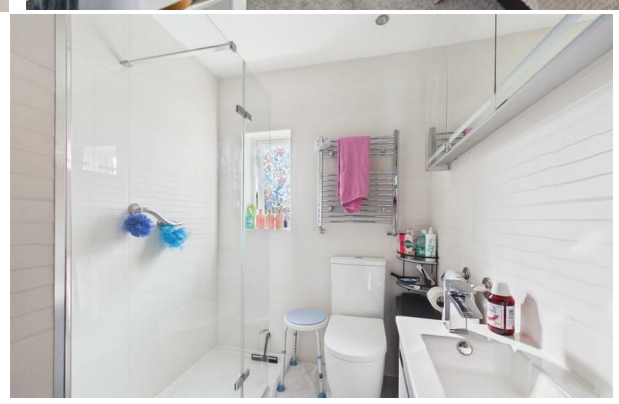




















Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
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: Single Garage, 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.