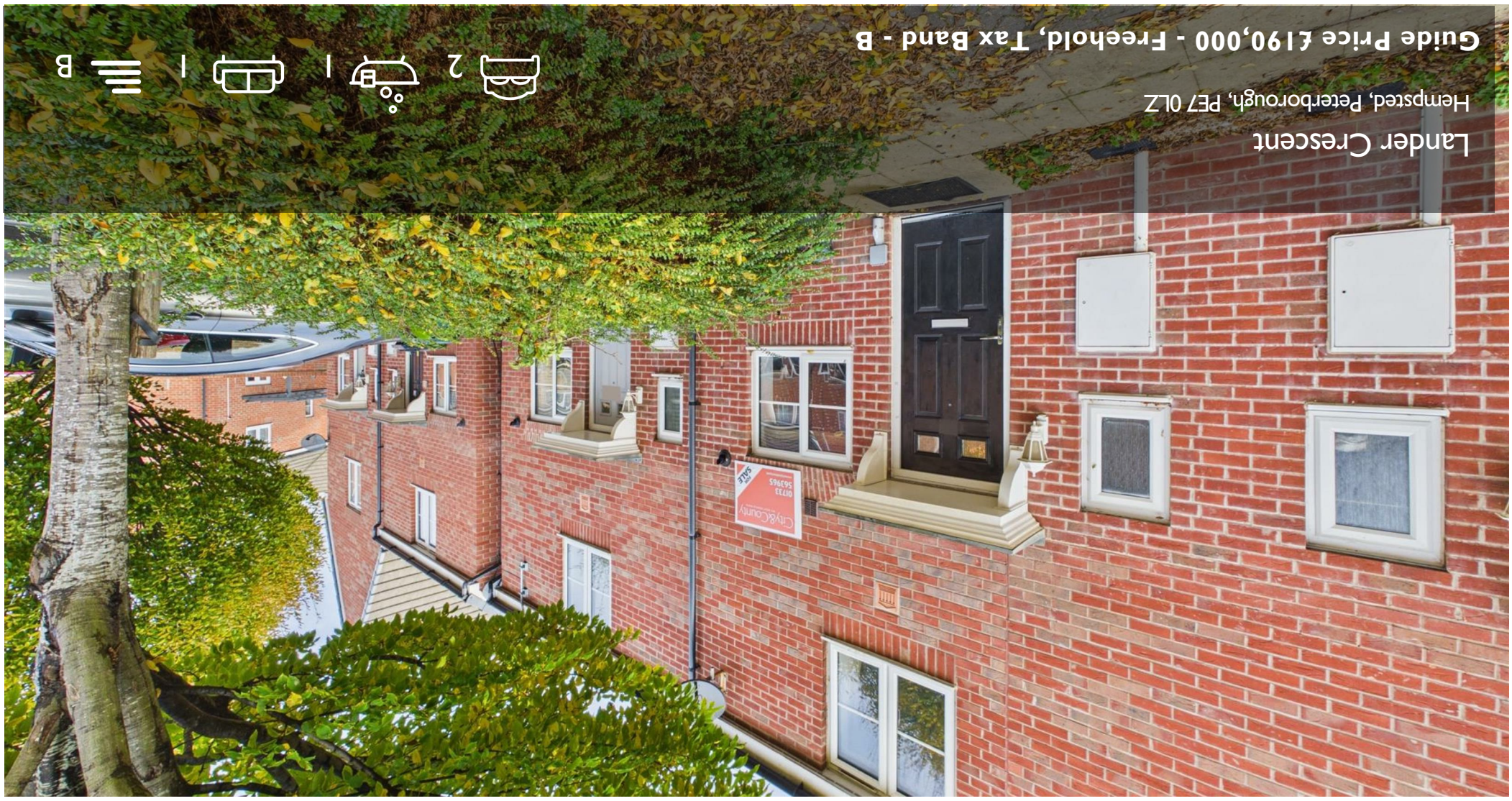


Lander Crescent

Hempsted, Peterborough, PE7 0LZ

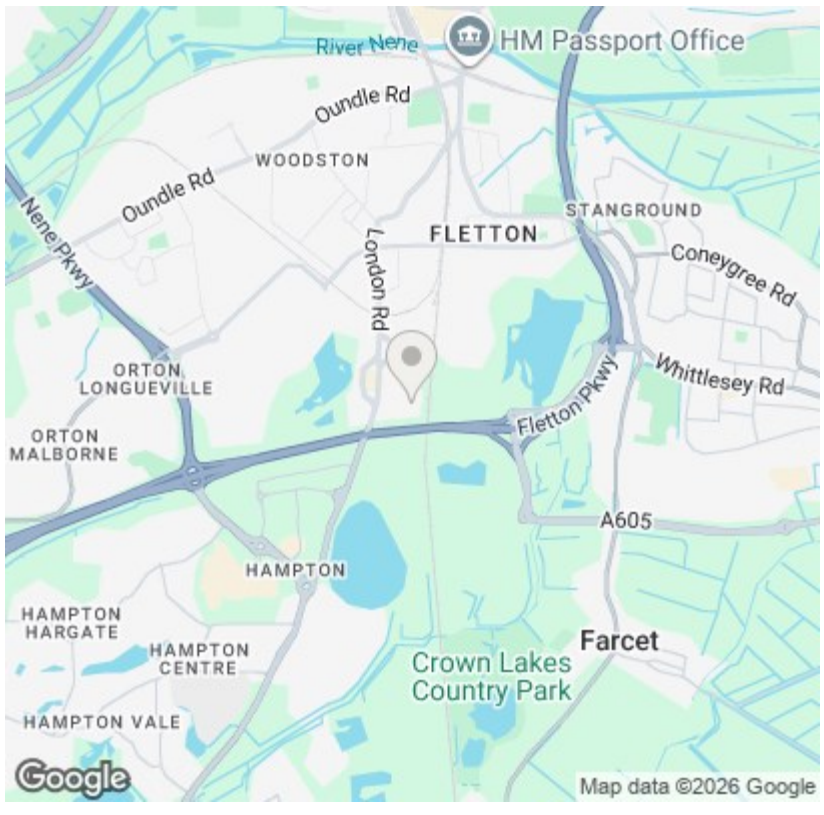
Guide Price £190,000 - Freehold, Tax Band - B

2 | | B

Floor Plan



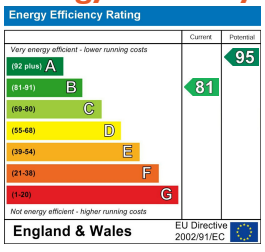
Area Map



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.

Lander Crescent

Hempsted, Peterborough, PE7 0LZ

*** Guide Price £190,000 - £200,000 ***

Offered for sale with no forward chain, the property benefits from a private driveway, enclosed rear garden, downstairs WC and an upstairs family bathroom. An ideal opportunity for first time buyers looking to get onto the property ladder or investors seeking a potential addition to their rental portfolio.

Situated on Lander Crescent in Hempsted, this two bedroom home offers practical accommodation in a peaceful residential setting, making it an appealing choice for a range of buyers. The ground floor provides a welcoming living space alongside the kitchen, with the added benefit of a downstairs WC, helping to meet the needs of modern day living. Upstairs, two bedrooms are complemented by a family bathroom, creating a straightforward and functional layout. Outside, the enclosed rear garden offers a private space to enjoy during the warmer months, whether relaxing outdoors or entertaining friends and family, while the private driveway provides convenient off road parking. The property offers a pleasant setting while remaining within reach of local amenities and transport links. With no forward chain, this home is well suited to first time buyers looking for an opportunity to make a property their own, as well as investors considering a potential buy to let purchase.

Entrance Hall
1.03 z 3.03 (3'4" z 9'11")

WC
0.89 x 1.67 (2'11" x 5'5")

Kitchen
1.86 x 3.03 (6'1" x 9'11")

Lounge Diner
3.92 x 4.36 (12'10" x 14'3")

Landing
0.95 x 2.04 (3'1" x 6'8")

Master Bedroom
3.27 x 2.73 (10'8" x 8'11")

Bathroom
1.85 x 2.04 (6'0" x 6'8")

Bedroom Two
3.94 x 2.53 (12'11" x 8'3")

EPC - B
81/95

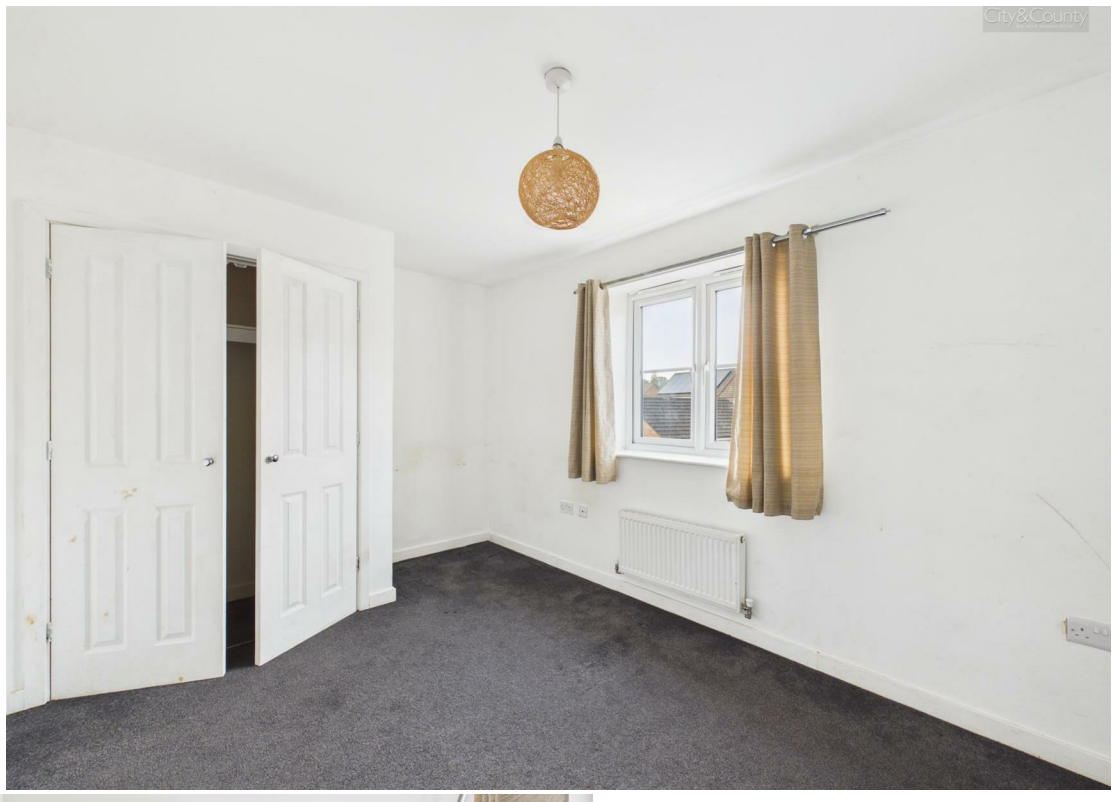
Tenure - Freehold



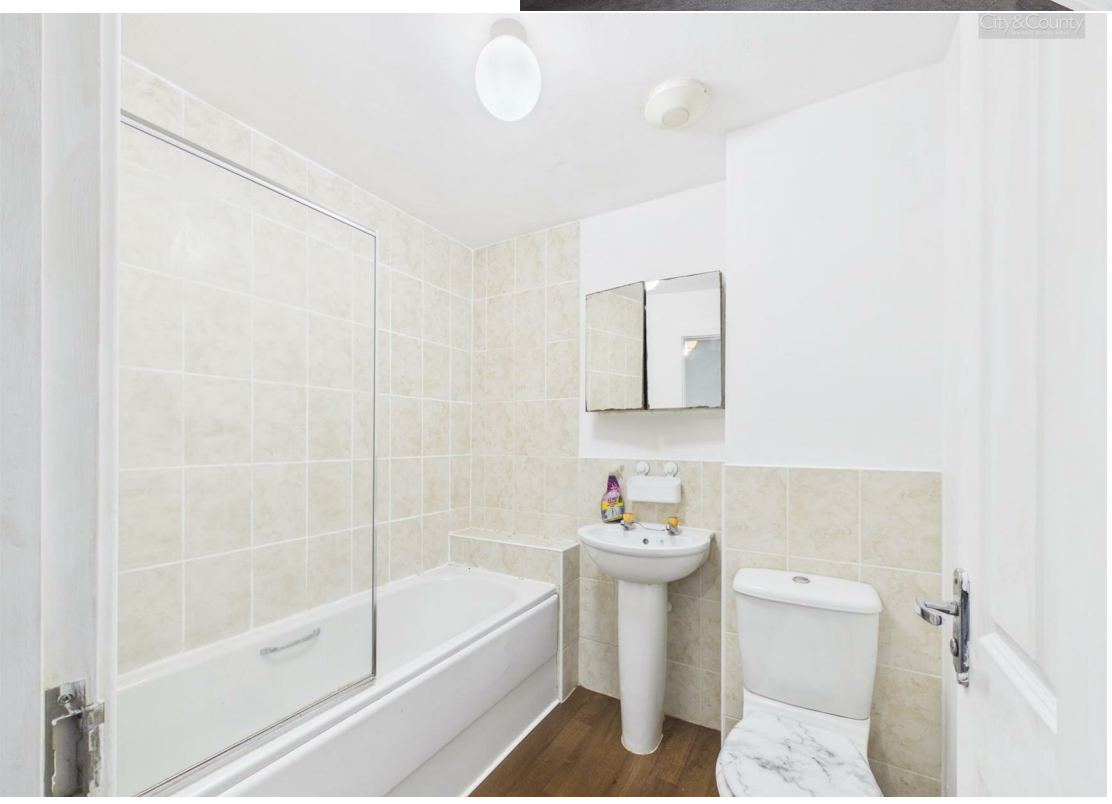
















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: 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
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

IMAGE DISCLAIMER
Some images in this brochure have been digitally enhanced or modified using artificial intelligence (AI) technology for illustrative and marketing purposes. These alterations may include virtual staging, enhanced lighting, landscaping, or cosmetic improvements intended to help visualise the property's potential. Actual appearance, condition, fixtures, finishes, views, and surroundings may differ. Prospective purchasers or tenants should rely on their own inspections and enquiries when assessing the property.

DRAFT DETAILS AWAITING VENDOR APPROVAL





