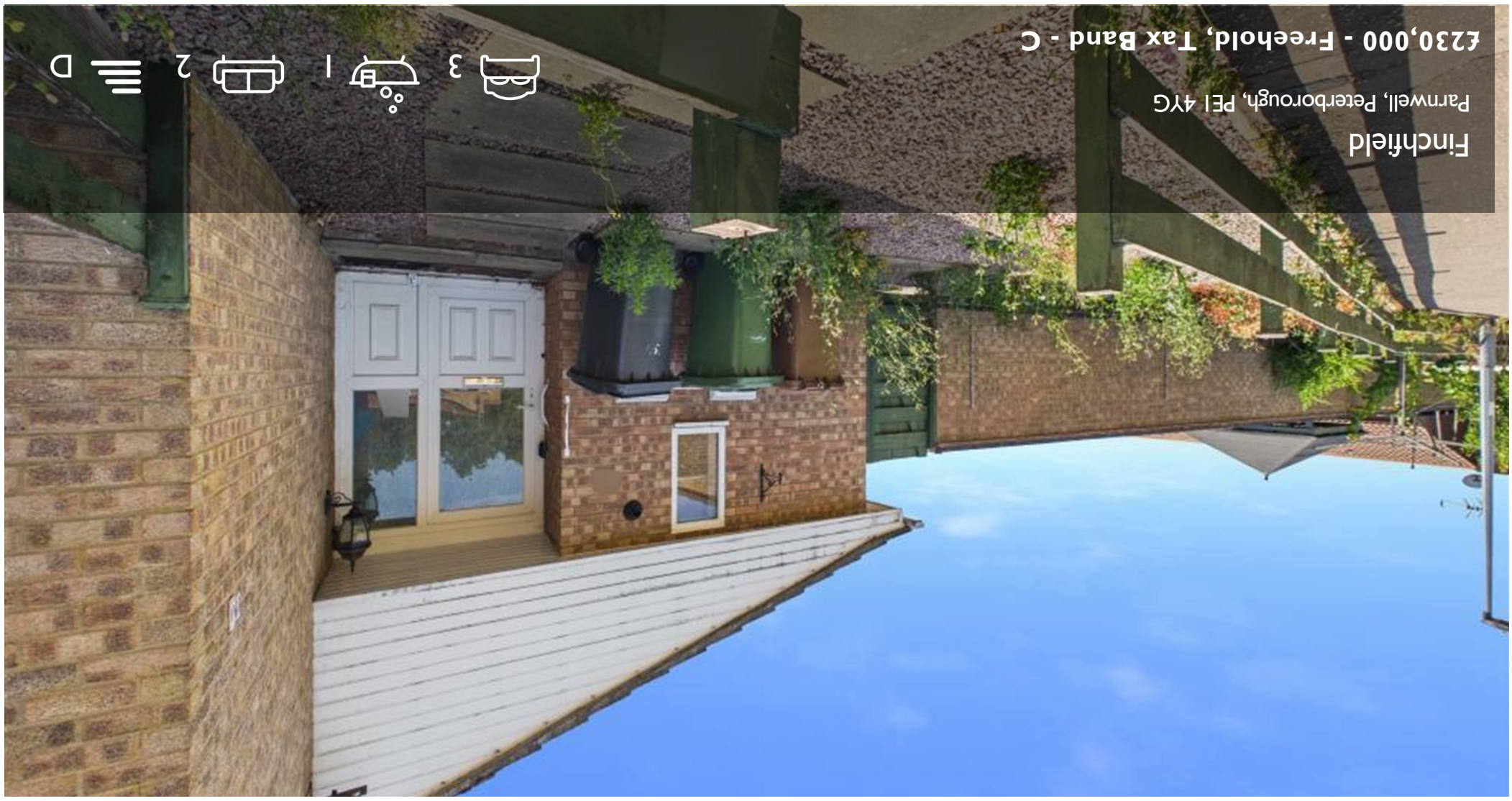


Finchfield

Parnwell, Peterborough, PE1 4YG

£230,000 - Freehold, Tax Band - C

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Floor Plan



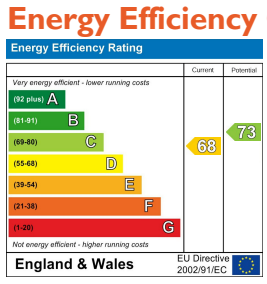
Area Map



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.

Finchfield

Parnwell, Peterborough, PE1 4YG

Offered to the market with no forward chain, this spacious three bedroom terrace bungalow is tucked away within a private cul-de-sac, offering well proportioned accommodation and excellent convenience for a range of buyers. Boasting a generous living and dining room, conservatory, utility room, separate W/C, family bathroom, private enclosed rear garden, garage and driveway, this fantastic home is ideal for those looking to downsize without compromising on space.

The property is entered via a welcoming entrance hall, providing access to the principal accommodation. The spacious living and dining room offers an excellent area for both relaxing and entertaining, with plenty of natural light creating a bright and airy feel. The separate kitchen is fitted with a range of base and wall units, offering ample storage and worktop space, while the adjoining utility room provides additional practicality with space for laundry appliances. A convenient ground floor WC further enhances the accommodation. The conservatory overlooks the rear garden and provides a versatile additional reception space, ideal as a sitting room, dining area or home office. A long inner hallway leads to three well proportioned bedrooms, all offering flexible accommodation to suit a variety of lifestyles. The family bathroom is fitted with a modern suite and serves all three bedrooms. Externally, the property benefits from a private enclosed rear garden, providing a peaceful space for outdoor dining, gardening or simply relaxing. A garage and private driveway offer excellent off road parking and additional storage.
Occupying a desirable cul-de-sac position and offered with no forward chain, this spacious bungalow presents an excellent opportunity for those seeking comfortable single level living in a quiet yet convenient location.

Entrance Hall
1.47 x 4.16 (4'9" x 13'7")

Utility Room
1.51 x 1.68 (4'11" x 5'6")

WC
0.96 x 1.45 (3'1" x 4'9")

Kitchen
2.66 x 2.74 (8'8" x 8'11")

Living/Dining Room
6.02 x 4.73 (19'9" x 15'6")

Conservatory
1.95 x 3.05 (6'4" x 10'0")

Hallway
8.58 x 0.93 (28'1" x 3'0")

Master Bedroom
3.05 x 4.19 (10'0" x 13'8")

Bedroom Two
2.98 x 3.20 (9'9" x 10'5")

Bedroom Three
2.57 x 3.23 (8'5" x 10'7")

Bathroom
1.69 x 2.20 (5'6" x 7'2")

EPC - Awaiting

Tenure - Freehold

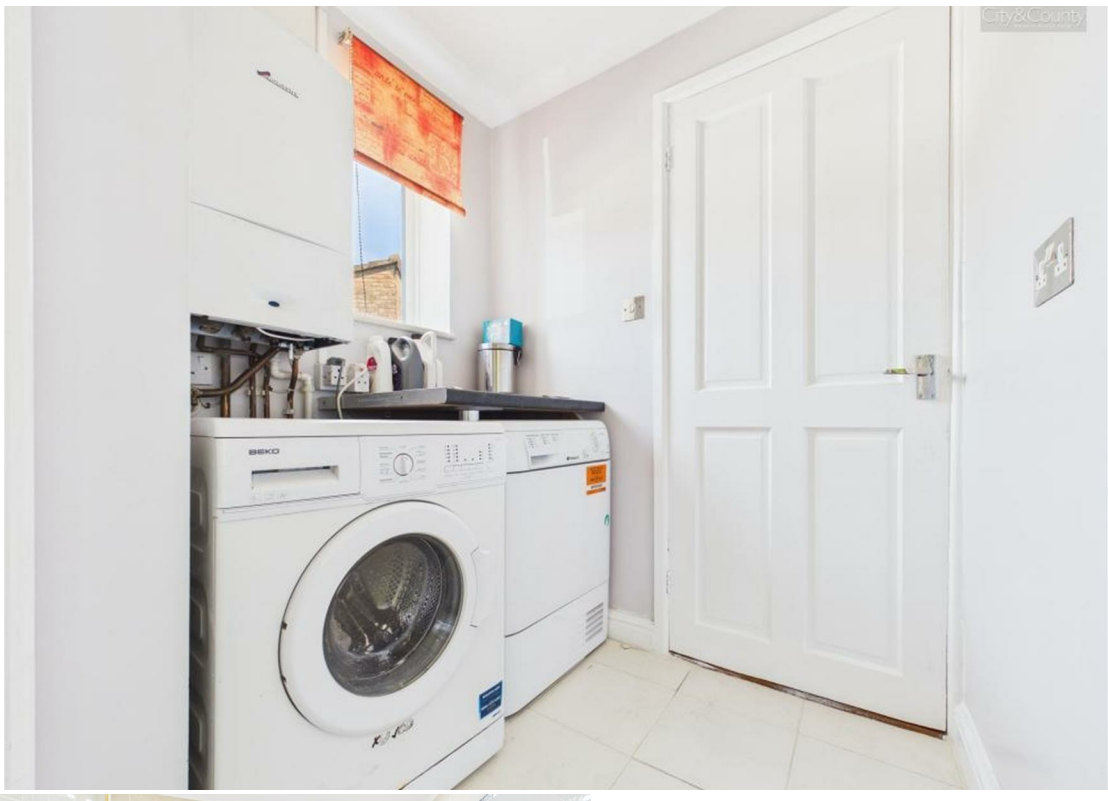
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Other



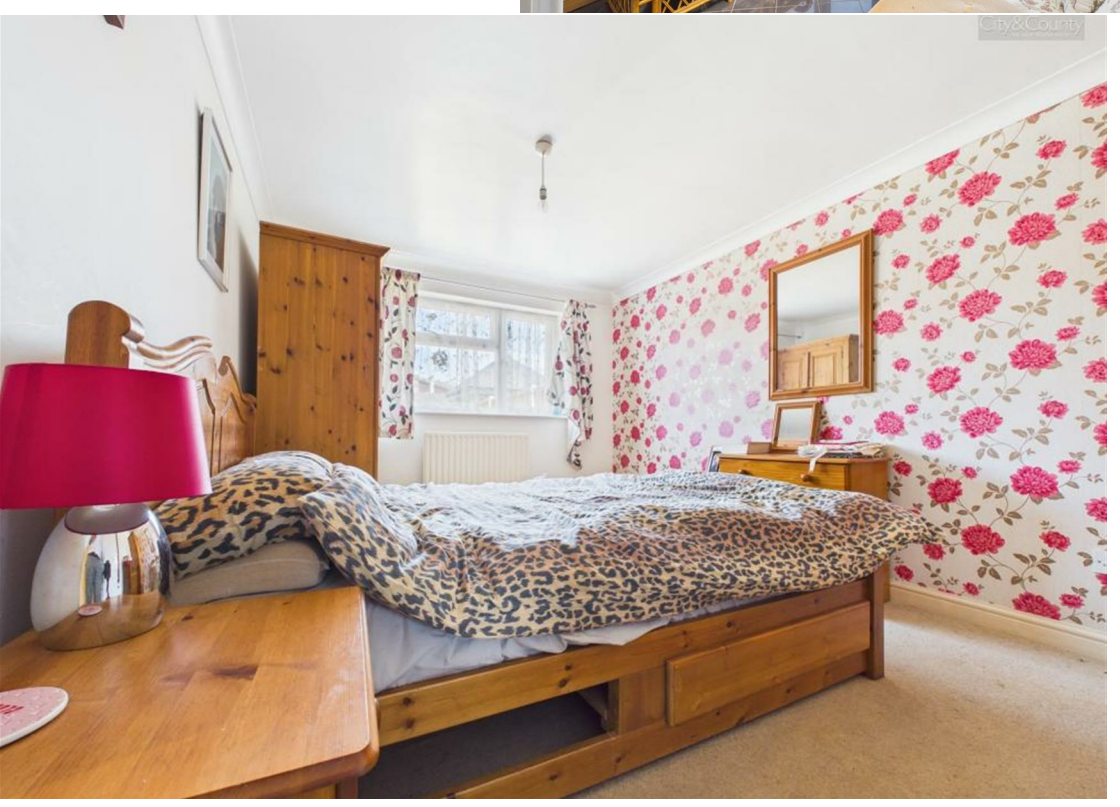






















Accessibility Features
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if 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: Yes
Right of way private: Yes
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, Street Parking - Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters, Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.