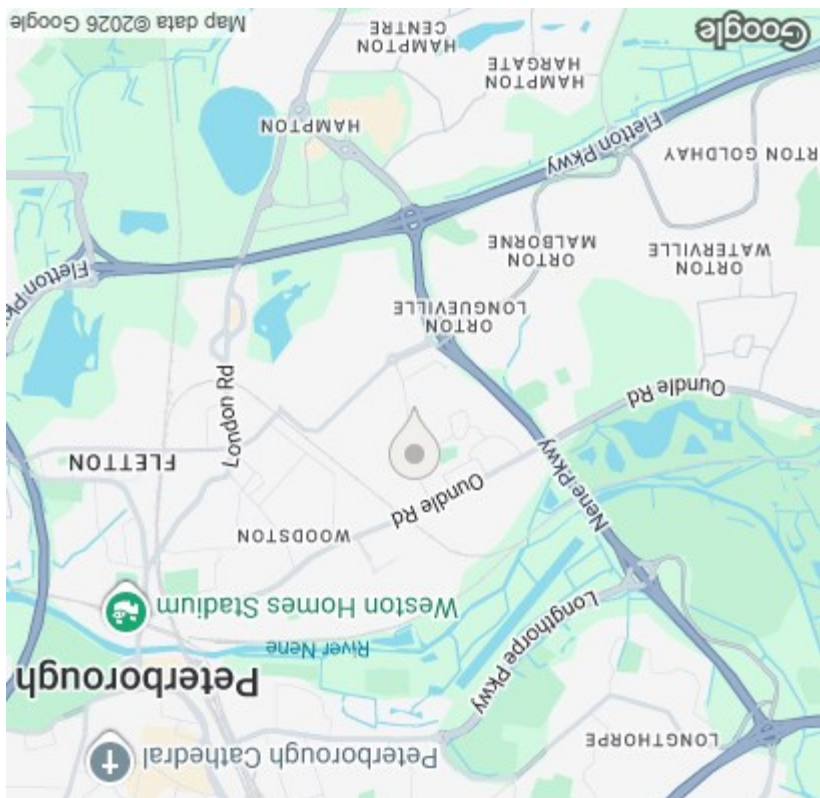
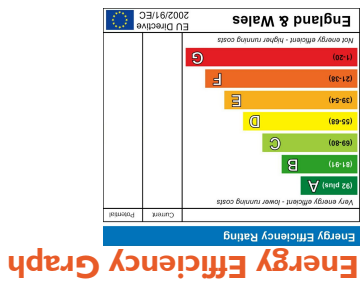


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Area Map**



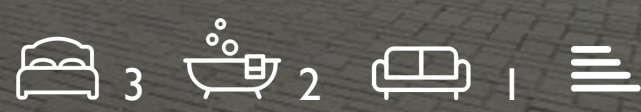
**Floor Plan**



**Talbot Avenue**

Orton Longueville, Peterborough, PE2 7AT

**Guide Price £325,000 - Freehold , Tax Band - B**



# Talbot Avenue

Orton Longueville, Peterborough, PE2 7AT

GUIDE PRICE £325,000-£350,000

A beautifully presented three bedroom semi detached bungalow set in the sought after and peaceful location of Orton Longueville. Finished to an exceptional standard throughout, this home offers modern, versatile living with a stunning refitted kitchen, spacious lounge diner, en-suite to the master bedroom, and a landscaped rear garden complete with hot tub and large storage garage. Offered with no forward chain, the property also benefits from off road parking and an electric charging point.

This impressive bungalow has been thoughtfully upgraded to create a stylish and comfortable home, ideal for a range of buyers. The property welcomes you via an entrance hall leading through to a generous lounge diner, providing an excellent space for both relaxing and entertaining. The refitted kitchen has been finished to a high specification, featuring integrated appliances and a clean, modern design. There are three well proportioned bedrooms, with the master bedroom benefiting from built in storage and a contemporary en-suite. A further shower room serves the remaining accommodation. A standout feature of this home is the benefit of using bedroom three as a snug or additional living room.

Externally, the rear garden has been landscaped to a high standard, designed for low maintenance enjoyment and complete with a hot tub and self controlled lawn mower system. A large storage garage provides excellent additional space, while the front offers off road parking along with an electric vehicle charging point. Further enhancing the property's efficiency and appeal is the inclusion of an air source heat pump, offering an energy-efficient and environmentally friendly heating solution. Situated in a quiet and desirable area, this property combines high quality living with convenience and is offered to the market with no forward chain, making it ready for immediate occupation.

**Entrance Hall**

1.45 x 1.48 (4'9" x 4'10")

**Lounge Diner**

4.04 x 5.56 (13'3" x 18'2")

**Kitchen**

3.20 x 2.95 (10'5" x 9'8")

**Hallway**

1.99 x 0.90 (6'6" x 2'11")

**Snug**

2.72 x 3.47 (8'11" x 11'4")

**Bedroom Two**

2.72 x 3.44 (8'11" x 11'3")

**Shower Room**

1.64 x 1.96 (5'4" x 6'5")

**Landing**

1.31 x 1.30 (4'3" x 4'3")

**Master Bedroom**

3.91 x 3.65 (12'9" x 11'11")

**En-Suite To Master Bedroom**

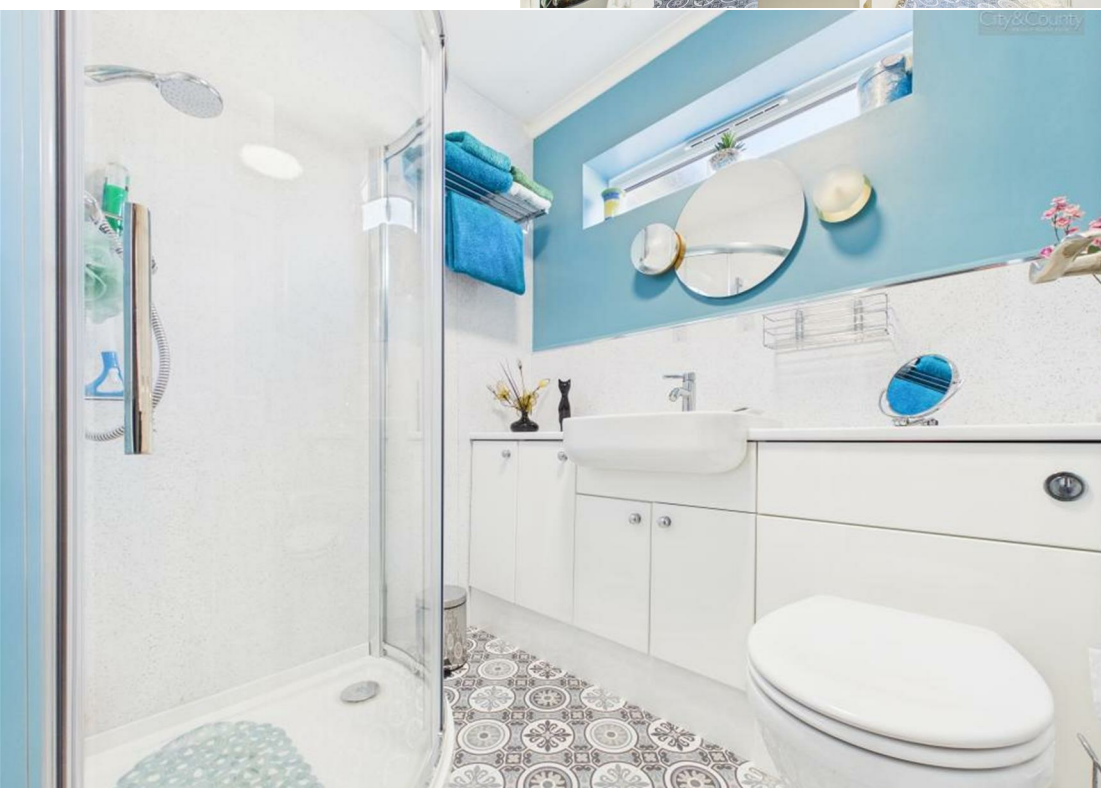
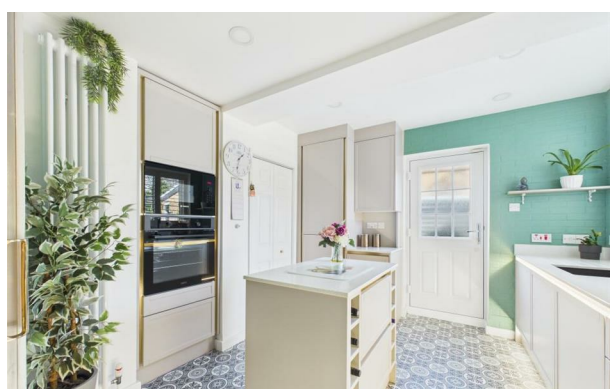
2.67 x 1.30 (8'9" x 4'3")

**Wardrobe In Master Bedroom**

1.71 x 1.60 (5'7" x 5'2")

**Storage Room**

3.04 x 1.61 (9'11" x 5'3")



**Boiler Room**

2.56 x 1.54 (8'4" x 5'0")

**Storage Shed**

2.50 x 5.28 (8'2" x 17'3")

**EPC - D**

65/83

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Stair Lift
- 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, Off Street
- Parking, Ev Charging Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Heat Pump Air Source
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

