



## Walcot Walk

Netherton, Peterborough, PE3 9QF

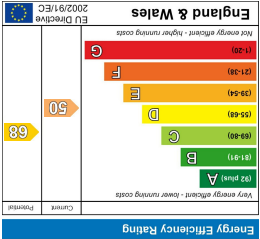
£210,000 - Freehold , Tax Band - C



Floor Plan



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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Occupying a generous plot in the ever-popular Walcot Walk area of Netherton, Peterborough, this detached bungalow offers well-balanced single-storey accommodation with excellent potential for extension, subject to planning permission. Featuring spacious living areas, two bedrooms, attractive lawned gardens to the front and rear, ample off-road parking and a single garage accessed via Arbury Close, the property is ideally suited to a wide range of buyers and is offered to the market with the added benefit of no forward chain.

Set within a generous plot in the highly sought-after Walcot Walk area of Netherton, Peterborough, this well-proportioned detached bungalow offers comfortable single-storey living with excellent potential for future enhancement and is being sold with no forward chain. The accommodation is entered via a welcoming entrance hall which provides access into the heart of the home, leading through to a spacious and light-filled lounge diner that forms a central hub for both everyday living and entertaining, with ample space for seating and a dining area and pleasant views over the garden. From here, the layout flows naturally into the adjacent kitchen, which is practically arranged and positioned to serve the main living space, while also offering scope for reconfiguration or opening up, subject to the necessary consents. An inner hallway then connects the living areas to the private bedroom accommodation, where the master bedroom is generously sized and positioned for privacy, complemented by a second well-proportioned bedroom that would suit guests, family members or home working. A centrally located wet room completes the internal accommodation, offering convenience and accessibility. Externally, the property continues to impress, with both the front and rear gardens mainly laid to lawn, providing attractive, low-maintenance outdoor space ideal for relaxation, gardening or further landscaping. To the rear of the property there is ample off-road parking, which leads to a single garage accessed via Arbury Close, adding to the practicality of the home. The overall plot size presents fantastic scope for extension or alteration, subject to planning permission, making this an appealing opportunity for those looking to personalise or add value in a prime residential location. Probate has been granted.

- Entrance Hall  
2.13 x 0.98 (6'11" x 3'2")
  - Kitchen  
2.63 x 2.41 (8'7" x 7'10")
  - Lounge Diner  
3.54 x 6.10 (11'7" x 20'0")
  - Hallway  
1.78 x 0.83 (5'10" x 2'8")
  - Master Bedroom  
3.00 x 3.29 (9'10" x 10'9")
  - Wet Room  
1.80 x 1.68 (5'10" x 5'6")
  - Bedroom Two  
2.62 x 3.31 (8'7" x 10'10")
  - Garage  
2.57 x 5.21 (8'5" x 17'1")
  - EPC - E  
50/68
  - Tenure - Freehold
- IMPORTANT LEGAL INFORMATION



Construction: Standard  
Accessibility / Adaptations: Wet Room  
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: Underfloor Heating  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
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.