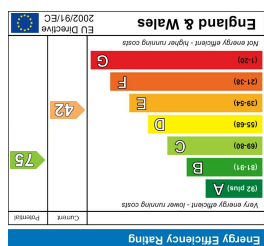
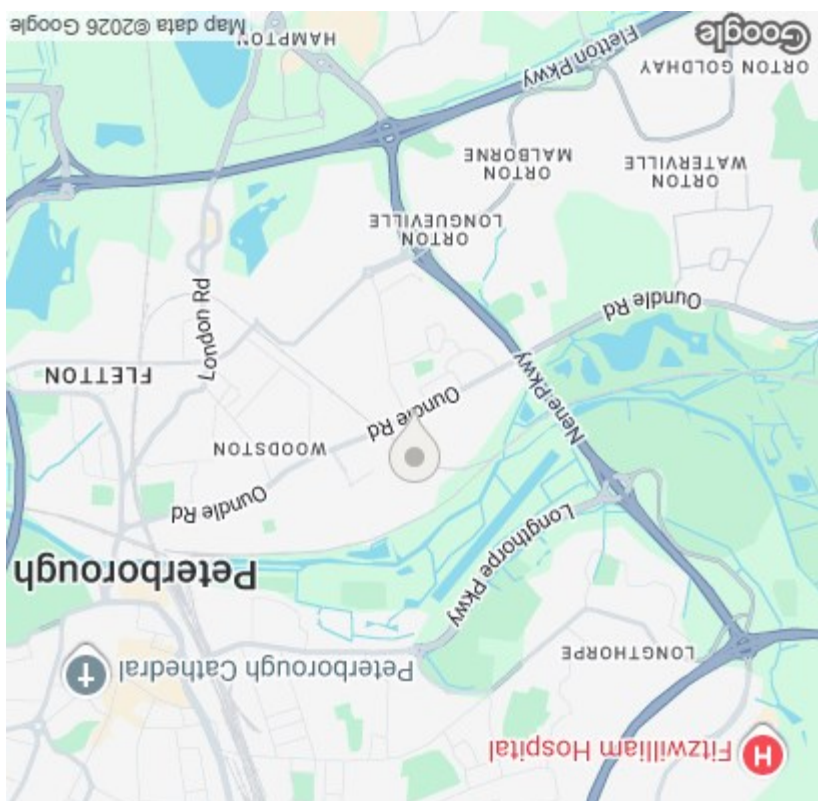


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent 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/>



Energy Efficiency Graph



Area Map



Floor Plan

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.

**Viewing**



Oundle Road

Orton Longueville, Peterborough, PE2 7DB

Offers In Excess Of £240,000 - Freehold , Tax Band - B



## Oundle Road

### Orton Longueville, Peterborough, PE2 7DB

Oundle Road in Peterborough offers a fantastic opportunity with this charming semi-detached property, available with no forward chain. Tucked away with access via a private road, it combines convenience with a sense of privacy. Inside, a bright dual-aspect lounge creates a welcoming living space, while outside, a large, private, and enclosed rear garden provides plenty of room for relaxation or play. The property also benefits from a detached single garage and holds huge potential for personalisation, making it an ideal choice for both first-time buyers and growing families. With easy access to the Nene Parkway, this home blends great transport links with comfortable, versatile living.

This well-presented semi-detached home on Oundle Road, Peterborough, is offered with no forward chain and is accessed via a private road, providing a peaceful yet well-connected location. The ground floor features a welcoming entrance hall leading into a spacious dual-aspect lounge, filled with natural light and ideal for both relaxing and entertaining. The separate kitchen diner offers a practical and sociable space for family meals, with direct access to the garden. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom, alongside a neatly appointed family bathroom. Outside, the large, private, and enclosed rear garden provides a perfect setting for outdoor living, whether for children to play or for summer gatherings. Completing the property is a detached single garage, offering additional storage or parking. With huge potential to personalise and enhance, and excellent access to the Nene Parkway, this home is a superb choice for first-time buyers or growing families seeking comfort, space, and convenience.

#### Entrance Hall

2.85 x 1.92 (9'4" x 6'3")

#### Lounge

3.19 x 6.09 (10'5" x 19'11")

#### Kitchen Diner

2.89 x 3.53 (9'5" x 11'6")

#### Landing

1.68 x 2.05 (5'6" x 6'8")

#### Master Bedroom

4.09 x 2.95 (13'5" x 9'8")

#### Bedroom Two

3.20 x 3.10 (10'5" x 10'2")

#### Bathroom

2.02 x 1.70 (6'7" x 5'6")

#### Bedroom Three

2.90 x 2.18 (9'6" x 7'1")

#### Garage

2.78 x 5.35 (9'1" x 17'6")

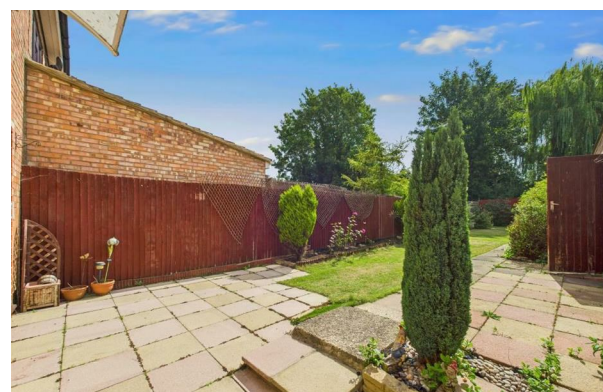
#### EPC - E

42/75

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: Lateral Living  
 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: Yes  
 Other: No  
 Right of way public: No  
 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  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Night Storage Heaters  
 Internet connection: TBC  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Excellent, O2 - Great, 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.

