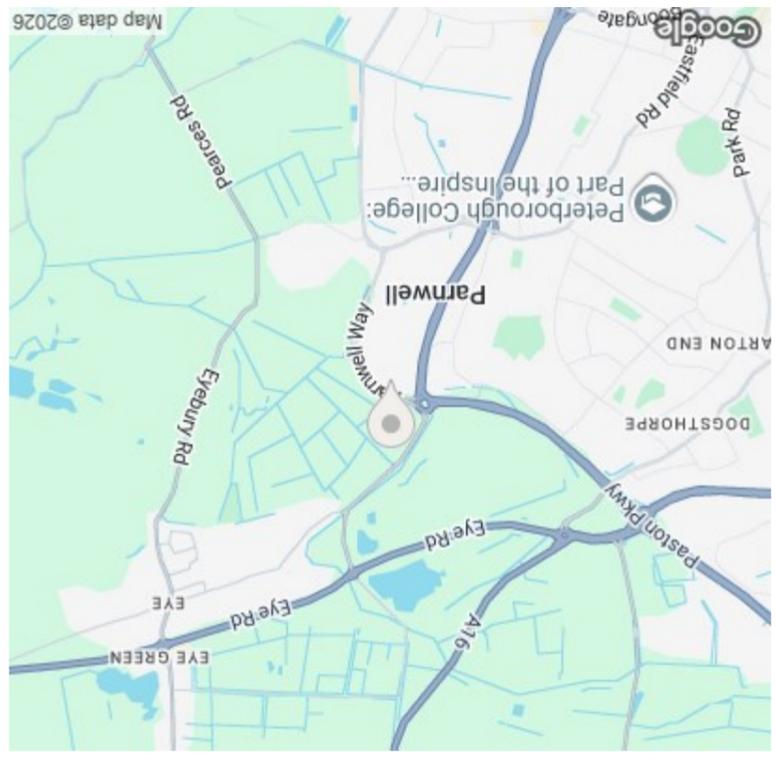


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.



Finchfield
 Parnwell, Peterborough, PE1 4YG

Offers In Excess Of £165,000 - Freehold , Tax Band - B



Finchfield

Parnwell, Peterborough, PE1 4YG

Nestled in the tranquil area of Finchfield, Peterborough, this charming semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, a spacious lounge diner, kitchen and a wet room, this property is perfect for those seeking a comfortable and manageable home.

Tucked away in the popular area of Finchfield, Peterborough, this well-presented semi-detached bungalow offers thoughtfully arranged and comfortable single-level living. Upon entering through the enclosed porch, you are welcomed into a central entrance hall that leads seamlessly into the heart of the home. The spacious lounge diner provides a light-filled and versatile living area, ideal for both relaxing and entertaining, with double doors that open out to a private, enclosed garden —perfectly designed for low-maintenance enjoyment. Adjacent to the lounge is a modern kitchen, featuring ample storage and worktop space, with convenient access to the side of the property. The bungalow comprises two well-proportioned bedrooms, both served by a contemporary wet room designed with practicality and ease of use in mind. The property also benefits from an integral garage, providing secure parking or additional storage, and a private hallway that links the living areas with the bedrooms for added privacy. Further enhancing the appeal of this home is a newly fitted gas combination boiler, offering efficient and reliable heating throughout. This is a well-designed, low-maintenance home that offers both comfort and convenience in a quiet residential location—perfect for downsizers or those seeking a relaxed lifestyle.

Entrance Porch
1.52 x 1.49 (4'11" x 4'10")

Entrance Hall
1.49 x 2.14 (4'10" x 7'0")

Kitchen
2.62 x 2.68 (8'7" x 8'9")

Lounge Diner
4.16 x 4.67 (13'7" x 15'3")

Wet Room
1.59 x 2.21 (5'2" x 7'3")

Hallway
2.99 x 0.93 (9'9" x 3'0")

Master Bedroom
2.98 x 4.16 (9'9" x 13'7")

Bedroom Two
2.16 x 3.16 (7'1" x 10'4")

Garage
2.40 x 4.29 (7'10" x 14'0")

EPC - C
71/78

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: Gas Mains
Internet connection: Cable, FttP
Internet Speed: up to 1800Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL