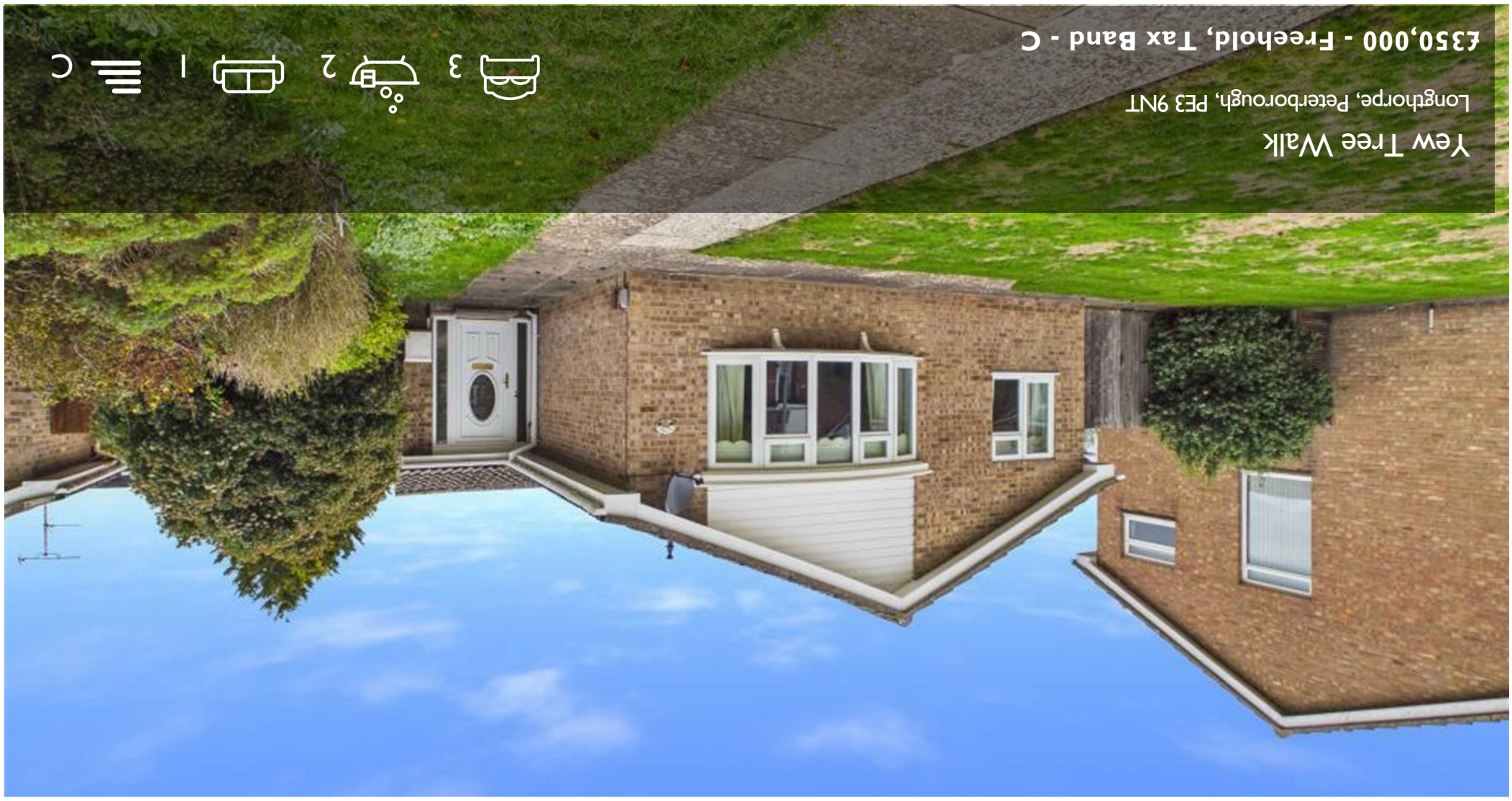


Yew Tree Walk

Longthorpe, Peterborough, PE3 9NT

£350,000 - Freehold, Tax Band - C

3 2 1 C

Floor Plan



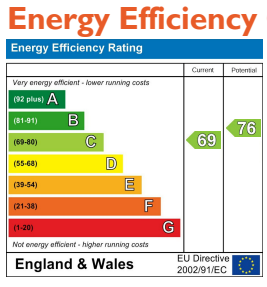
Area Map



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.

Yew Tree Walk

Longthorpe, Peterborough, PE3 9NT

Situated within a quiet cul-de-sac in the highly regarded area of Longthorpe, Peterborough, this impressive three bedroom detached bungalow has been substantially extended to the side, creating generously proportioned and versatile accommodation. The property benefits from a spacious lounge diner, a well appointed kitchen with separate utility room, an impressive master bedroom with dressing room and en-suite, a private landscaped rear garden, driveway parking for two vehicles and a single garage.

Upon entering the property, the entrance hall provides access to the principal accommodation. The spacious lounge diner is a particularly attractive feature, offering ample room for both comfortable seating and dining furniture, making it an ideal space for relaxing and entertaining. The kitchen is well positioned and offers a good range of storage and worktop space, with the added convenience of a separate utility room. The accommodation continues with three well proportioned bedrooms, including an impressive master bedroom which benefits from its own dressing room and en-suite shower room, creating a wonderful principal suite. There is also a separate family bathroom serving the remaining bedrooms. Externally, the property enjoys a private and enclosed landscaped rear garden, providing an attractive space for outdoor dining and relaxation. To the front, a driveway provides off road parking for two vehicles and leads to a single garage. Conveniently situated within this peaceful residential location, the bungalow is ideally placed for access to local amenities, schooling and transport links, making this a fantastic opportunity for those seeking spacious single storey living in a sought after location.

Entrance Hall
1.27 x 3.28 (4'1" x 10'9")

Lounge Diner
6.42 x 5.72 (21'0" x 18'9")

Kitchen
5.31 x 2.58 (17'5" x 8'5")

Utility Room
2.37 x 1.67 (7'9" x 5'5")

Master Bedroom
3.42 x 3.77 (11'2" x 12'4")

Dressing Room To Master Bedroom
2.42 x 1.71 (7'11" x 5'7")

En-Suite To Master Bedroom
2.36 x 1.94 (7'8" x 6'4")

Bedroom Two
4.93 x 2.11 (16'2" x 6'11")

Bathroom
1.80 x 2.03 (5'10" x 6'7")

Bedroom Three
2.79 x 3.76 (9'1" x 12'4")

Garage
2.62 x 5.23 (8'7" x 17'1")

EPC - C
69/76

Tenure - Freehold



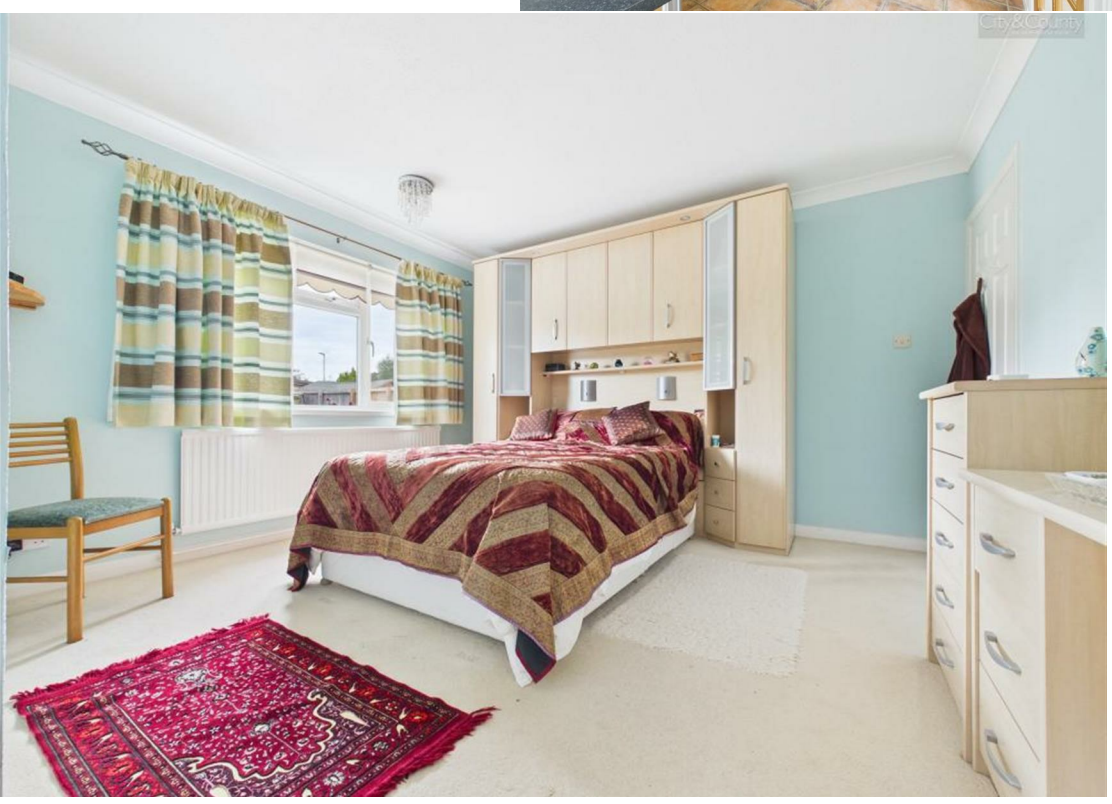






















IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
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: Single Garage, Driveway Private, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL