



Coneygree Road

Stanground, Peterborough, PE2 8JX

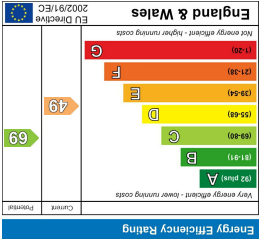
£230,000 - Freehold , Tax Band - B



Floor Plan



Energy Efficiency Graph



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

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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A deceptively spacious detached bungalow offering huge potential for those looking to create their dream home or a smart investment opportunity. Available with no forward chain, this property is ideal for buyers eager to move quickly once probate has been granted. Inside, you'll find generous living space throughout, complemented by a bright conservatory that overlooks the garden. The home also benefits from a single garage and convenient access to local transport links, making it perfectly placed for families and commuters alike. With some refurbishment, this bungalow could become a truly fantastic home tailored to your taste and lifestyle.

Presenting Coneygree Road, Peterborough — a detached bungalow offering excellent potential and no forward chain, perfectly suited for those seeking a refurbishment project or a well-proportioned family home. The property boasts a bright and spacious layout, beginning with a welcoming entrance hall that leads to all principal rooms. At the heart of the home is a generous open-plan lounge and dining area, providing a comfortable space for relaxation and entertaining, with access to the conservatory that overlooks the rear garden — ideal for enjoying natural light all year round. The kitchen is positioned conveniently off the main living space, offering scope for modernisation and personalisation. There are three bedrooms, including a large master bedroom and two additional bedrooms that could serve as guest rooms, children's rooms, or a home office. A practical wet room completes the accommodation, ensuring accessibility and functionality. Externally, the property benefits from a single garage and sits within a pleasant residential area close to local transport links and amenities. Spacious, versatile, and full of potential, this bungalow represents a rare opportunity to create a truly individual home once probate has been granted.

- Entrance Hall**
3.17 x 1.50 (10'4" x 4'11")
- Lounge Diner**
3.85 x 7.57 (12'7" x 24'10")
- Kitchen**
2.26 x 3.34 (7'4" x 10'11")
- Conservatory**
3.50 x 2.89 (11'5" x 9'5")
- Master Bedroom**
3.00 x 4.73 (9'10" x 15'6")
- Wet Room**
2.25 x 2.58 (7'4" x 8'5")
- Bedroom Two**
3.17 x 2.15 (10'4" x 7'0")
- Bedroom Three**
2.23 x 2.54 (7'3" x 8'3")
- EPC - E**
49/69
- 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: 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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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

