



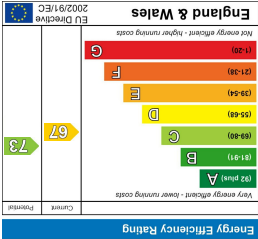
Floor Plan



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.

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 guarantees. 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.

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.



Houghton Avenue

Park Farm, Peterborough, PE2 8UR

Situated in the popular Park Farm area of Peterborough, this beautifully presented detached bungalow occupies a generous plot within a quiet cul-de-sac setting and offers spacious, well-maintained accommodation throughout. Boasting a large mature rear garden, ample off-street parking, detached garage, and a newly fitted Vaillant gas boiler still under warranty, the property is perfectly suited to a range of buyers and is offered for sale with the added advantage of no forward chain.

Situated in a quiet cul-de-sac within the highly desirable Park Farm area of Peterborough, this beautifully presented detached bungalow offers spacious and versatile accommodation throughout and is set on a generous plot with a large mature rear garden, ample off-street parking, and the added benefit of no forward chain. The property welcomes you via a central entrance hallway which provides access to all principal rooms and immediately creates a bright and inviting first impression. To the front of the home, the well-appointed kitchen diner offers an excellent range of space for both cooking and dining, making it ideal for everyday living as well as entertaining guests. The spacious living room is positioned to the rear and enjoys a comfortable and relaxing atmosphere, with double doors opening into the conservatory, a wonderful additional reception space overlooking the garden and providing an abundance of natural light throughout the day. The bungalow further benefits from two well-proportioned bedrooms, including a generous master bedroom with fitted storage, alongside a second bedroom which could equally serve as a guest room, home office or hobby room depending on individual needs. The bathroom is centrally located and fitted with a practical suite, serving both bedrooms conveniently. Externally, the property continues to impress with its substantial mature rear garden offering a high degree of privacy and plenty of space for outdoor seating, gardening, or family enjoyment, while to the front there is ample off-road parking in addition to a detached garage providing further storage or secure parking. The home also benefits from a newly fitted Vaillant gas boiler which remains under warranty, offering buyers additional peace of mind. Combining a peaceful location, generous accommodation, excellent outdoor space and superb presentation throughout, this attractive bungalow represents an exceptional opportunity for those seeking single-storey living in one of Peterborough's most sought-after residential areas.

Entrance Hall  
5.11 x 1.49 (16'9" x 4'10")

Kitchen Diner  
3.89 x 3.43 (12'9" x 11'3")

Living Room  
4.38 x 3.41 (14'4" x 11'2")

Conservatory  
2.99 x 3.27 (9'9" x 10'8")

Master Bedroom  
3.20 x 3.61 (10'5" x 11'10")

Bathroom  
2.30 x 2.70 (7'6" x 8'10")

Bedroom Two  
2.71 x 2.73 (8'10" x 8'11")

Garage  
5.07 x 2.60 (16'7" x 8'6")

EPC - D  
61/73



**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, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
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.

