



3 bed bungalow to buy in PE4

Hall Lane, Peterborough, Cambridgeshire,
PE4 6RA

£250,000 Starting Bid

 x 3  x 2  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Extensive Semi-Detached Home
- ✓ TWO/THREE BEDROOMS
- ✓ Downstairs WC & Bathroom with Upstairs En-Suite
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

An EXTENSIVE semi-detached home situated on a GENEROUS PLOT offering POTENTIAL FOR EXTENSION (subject to planning permission) within the heart of Werrington Village, being sold with NO ONWARD CHAIN. The deceptively spacious accommodation comprises of an entrance hall, lounge to the front of the home, dining room open through to kitchen located to the rear, conservatory, downstairs WC and family bathroom, THREE BEDROOMS with one of the bedrooms located downstairs with useful built-in wardrobes and flexible in its use as either a downstairs bedroom or further reception room, whilst two further bedrooms are located upstairs, one of which benefits from an array of built-in storage and the other boasting an en-suite shower room. Outside there is driveway parking for multiple vehicles, with side gated access leading to the garage. There are gardens to both front and rear, with the latter offering a generous lawn and ample space for extension (STPP).

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1969

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: Yes

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

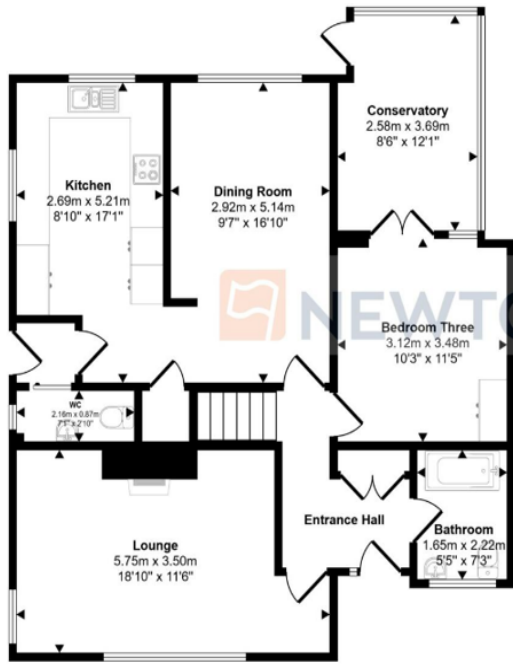
Sewerage: Standard UK domestic

Air conditioning: No

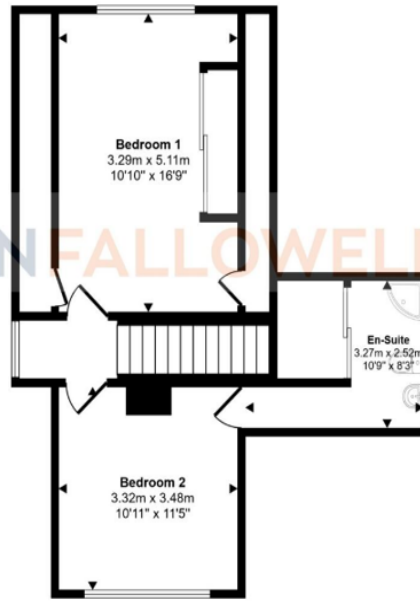
Broadband: Cable

Mobile signal coverage: Good

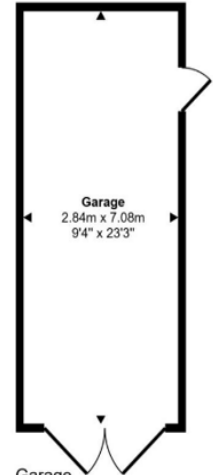
Approx Gross Internal Area
154 sq m / 1654 sq ft



Ground Floor
Approx 85 sq m / 915 sq ft



First Floor
Approx 49 sq m / 523 sq ft



Garage
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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