



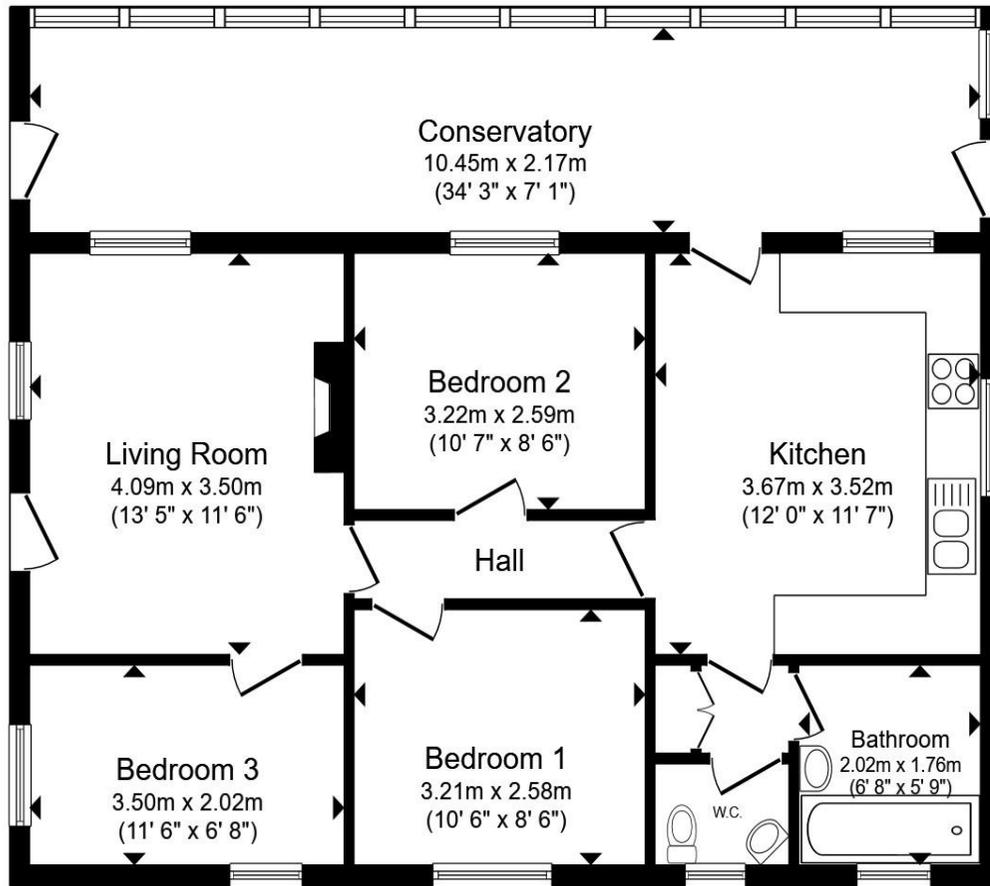
Ceglie Springfield, Peterborough PE2 8BU

welcome to

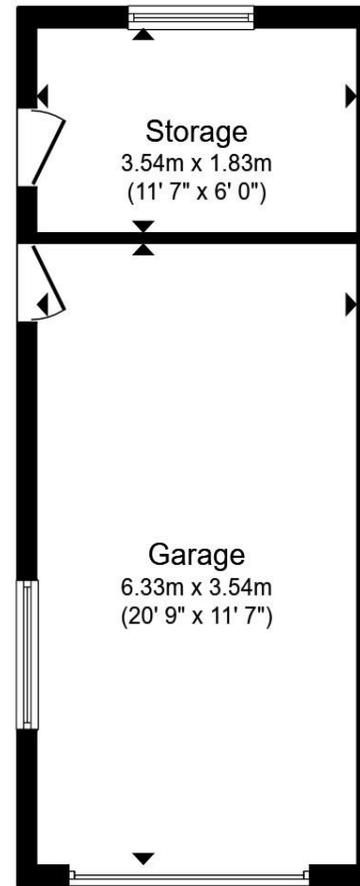
Ceglie Springfield, Peterborough

*****SOLD WITH NO CHAIN***** William H Brown are pleased to present this exceptional opportunity to acquire a detached bungalow set on a substantial plot in Fletton, Peterborough (PE2). This appealing property offers extensive scope for a variety of future uses, making it ideal for purchasers seeking a project with genuine potential. The generous plot provides excellent development possibilities, subject to the necessary planning consents, while the bungalow itself presents the chance to create a sizeable and modern family home through extension or renovation. Ceglie Bungalow currently comprises two to three bedrooms, a spacious lean-to, a separate kitchen, a garage with driveway parking, a courtyard-style front garden, and a large rear garden. Its setting within Fletton provides convenient access to local schools, amenities, and the city centre, as well as being within walking distance of Peterborough train station. Early viewing is strongly recommended to appreciate both the property and the expansive land it occupies.





Floor Plan



Outbuilding

Conservatory

Lounge

Kitchen

Bedroom One

Bedroom Two

Bedroom Three/Study

Bathroom

Wc

Total floor area 117.1 m² (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Ceglie Springfield, Peterborough

- SOLD WITH NO CHAIN
- DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE CONSERVATORY
- GENEROUS PLOT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£320,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104762



Property Ref:
FLE104762 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk