



## Hinchcliffe, Orton Goldhay, Peterborough

**Price: Freehold £135,000**

- Mid terraced property
- Three double bedrooms
- Cul-de-sac location
- 17ft lounge
- 17ft Kitchen Diner
- Good A1 and Bus links
- No onward chain
- Close to local amenities

EPC Rating: D



## Accommodation Includes

### Entrance Hall

UPVC double glazed door to side, laminate flooring.

### Cloakroom

Low level WC, hand wash basin, laminate flooring, UPVC double glazed frosted window to front aspect.

### Lounge

17'08 x 14'07 (5.20m x 4.28m). UPVC double glazed window to front aspect, laminate flooring, radiator, TV point, large storage space, coving to ceiling.

### Kitchen Diner

17'08 x 12'07 (5.20m x 3.67m). Fitted with a matching range of base and eye level units with worktop space over and sink drainer unit, integrated electric oven and hob, space for washing machine and fridge freezer, radiator, two double glazed window to rear aspect and UPVC door with double glazed obscure glass that leads to garden.

### First Floor Landing

Boiler cupboard, carpeted floor and doors to:

### Bedroom 1

12'08 x 10'01 (3.68m x 3.05m). Double glazed window to rear aspect, carpeted floor, storage cupboard.

### Bedroom 2

11'05 x 14'04max (3.36m x 4.27m). Double glazed window to rear, carpeted floor.

### Bedroom 3

7'10 x 8'02 (2.16m x 2.44m). Double glazed window to front aspect, carpeted floor.

### Bathroom

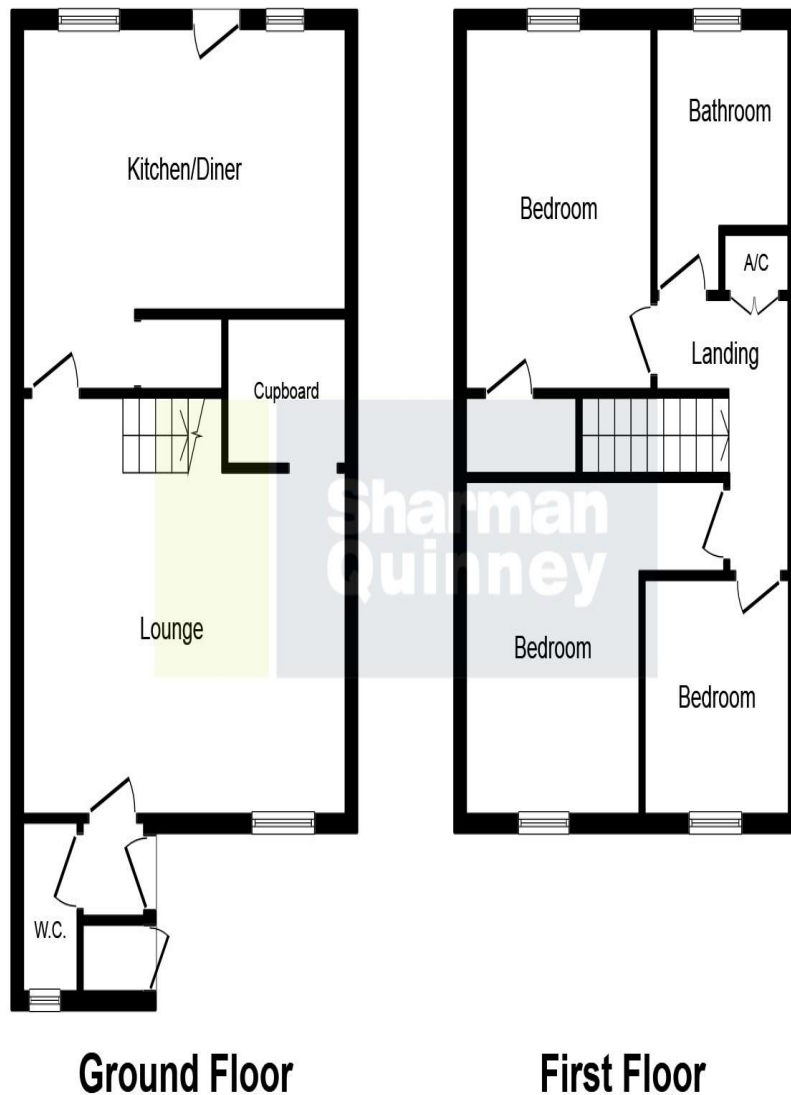
Three piece bathroom suite comprising of panelled bath with electric shower over, low level WC, and hand wash basin with UPVC double glazed window to rear.

### Outside

To the front of the property there is communal parking. The rear garden is enclosed by a wooden fence and is mainly laid to patio.



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**Ground Floor**

**First Floor**

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