



## Wingfield, Orton Goldhay Peterborough

**Price: Freehold £190,000 offers in excess of**

- No Chain!
- Semi-Detached Bungalow
- Two Bedrooms
- Lounge/Dining Room
- Re-Fitted Bathroom
- Single Garage
- Close to Ferry Meadows Country Park
- Close to Local Shops & Amenities

EPC Rating: C



A very nice two bedroom bungalow, which has undergone some improvements by the present owners. Offers spacious and contemporary accommodation throughout.

As you enter the property it includes an entrance porch, which then leads you into the entrance hall, kitchen to the front, lounge/dining room with sliding patio doors leading you out into the low maintenance rear garden. The rear hallway has two storage cupboards and then takes you to bedrooms 1 and 2 and re-fitted bathroom.

Outside the rear low maintenance garden is paved with shrub beds and includes a drive accessed via double gates giving access to the single integral garage .

Entrance Porch

Entrance Hall

Kitchen

2.67m x 2.64m (8'09" x 8'08")

Lounge/Dining Room

4.67m x 4.22m (15'04" x 13'10")

Inner hallway

Bedroom 1

4.14m x 2.97m (13'07" x 9'09")

Bedroom 2

3.20m x 2.18m (10'06" x 7'02")

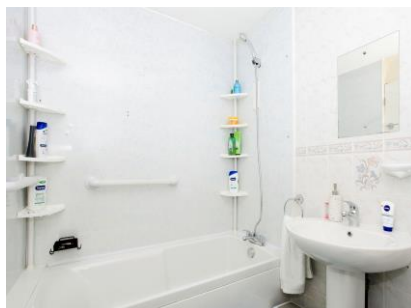
Refitted Bathroom

## Outside

The rear walled garden is paved with lovely shrub beds includes a driveway accessed via double gates leading to the single integral garage which measures 4.42m x 2.36m (14'06" x 7'09")



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.focalagent.com



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.

Ref: HAM203288 - 0013

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