



Thuro Grove, Orton Goldhay, Peterborough  
**£240,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Detached House
- Three Bedrooms
- Kitchen Dining Room
- Lounge
- Off Road Parking For Several Cars

As you step inside you are greeted by the inviting hallway with a downstairs cloakroom, the light and airy lounge offers a relaxing and welcoming atmosphere for you to enjoy. The kitchen dining room has ample storage space with fitted units and breakfast bar where you can enjoy your morning coffee.

Upstairs you'll find the good sized three bedrooms all providing a relaxing place to be and family bathroom.

Outside the property offers a private garden with a timber decking seating area storage shed, where you can unwind and enjoy the sunshine. There's also plenty of off-road parking to the front ensuring convenience and ease for you and your guests. Thuro Grove offers a peaceful and family



friendly neighbourhood, while still being within easy reach of local amenities including, schools, Ferry Meadows Country Park and transport links.

Entrance Hall

Downstairs Cloakroom

Lounge

5.13m x 2.92m (16'10" x 9'07")

Kitchen Dining Room

5.13m x 2.54m (16'10" x 8'04")

First Floor Landing

Bedroom 1

5.08m x 2.90m (16'08" x 9'06")

Bedroom 2

2.77m x 2.54m into recess (9'01" x 8'04" into recess)

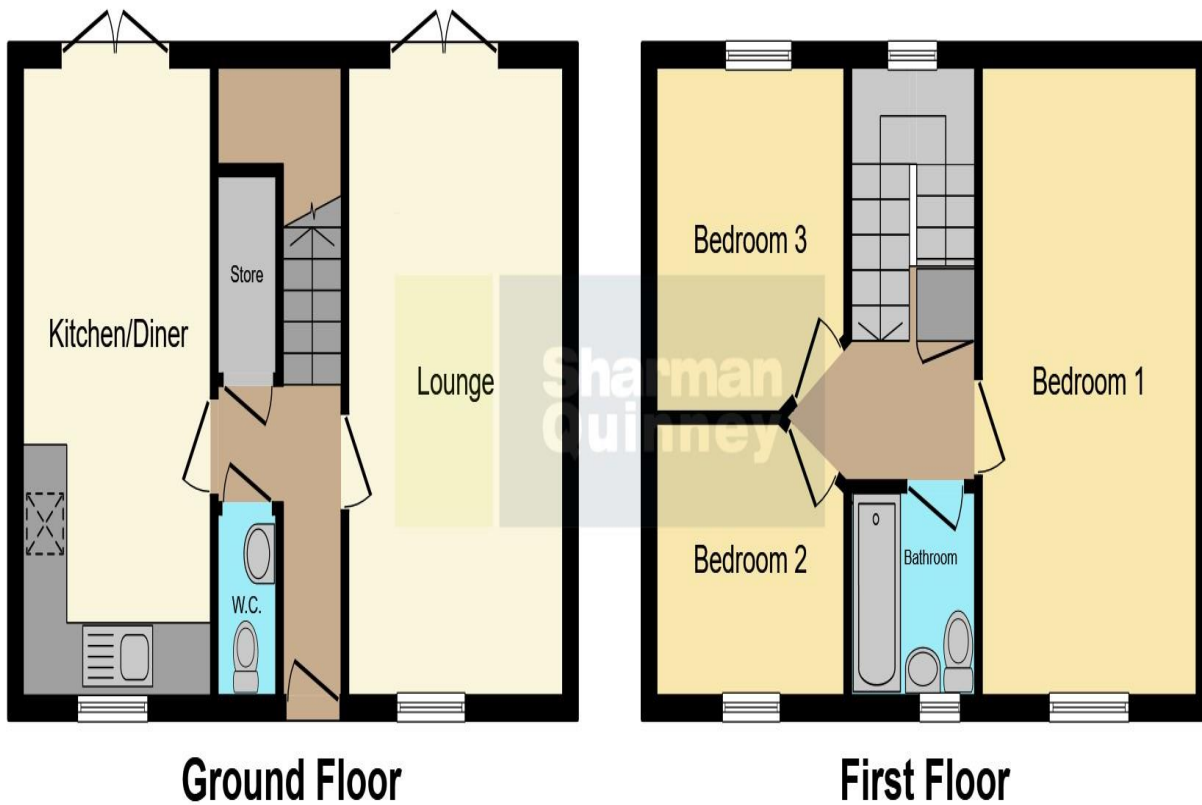
Bedroom 3

2.51m x 2.26m (8'03" x 7'05")

Bathroom

Outside the front garden has mature hedgerow and shrubs but mainly gravelled providing ample off-road parking for several cars, storage shed, the rear garden is paved with gravelled areas mature shrubs and flowers with timber decking





seating area and access to the storage shed measuring 4.44m x 2.41m (14'07" x 7'11")

'Please note that the property has a Restrictive Covenant in that "the property can be used only for the purposes of a private residence". This would thus make it unsuitable for property developers who may wish to either rent out or tenant the property, as the owners would need to be owner occupiers.'

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](http://www.focalagent.com)

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