



Walgrave, Orton Malborne Peterborough  
**£225,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Extended Semi-Detached House
- 3 Bedrooms
- Seperate Dining Room
- Conservatory
- Off Road Parking
- Close to Local Amenities

The accomodation comprises of, Entrance Hall, lounge, separate dining room, conservatory, downstairs cloakroom and kitchen.

As we step upstairs, you'll find the three well-proportioned bedrooms and family bathroom.

Outside the low maintenance rear garden is ideal for the whole family to enjoy their outdoor activities together and if you have a need to work from home there is an office in the rear garden and there is off road parking at the front of the property.

Walgrave is within easy reach of local shops, schools, Ferry Meadows country park and golf course alongside the all-important transport links.



Entrance Hall

Lounge  
4.04m x 3.33m (13'03" x 10'11")

Dining room  
3.51m x 2.34m (11'06" x 7'08")

Conservatory  
3.07m x 2.87m (10'01" x 9'05")

Downstairs cloakroom

Kitchen  
3.51m x 1.80m (11'06" x 5'11")

First floor landing

Bedroom 1  
3.38m inc wardrobe x 2.51m (11'01" inc wardrobe  
x 8'03")

Bedroom 2  
2.79m x 2.59m (9'02" x 8'06")

Bedroom 3  
2.79m x 1.57m (9'02" x 5'02")

Bathroom





**Ground Floor**

**First Floor**

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)

Outside the low maintenance rear garden is ideal for the whole family to enjoy their outdoor activities together and if you have a need to work from home there is an office in the rear garden 4.62m x 2.29m (15'02" x 7'06"), parking, there is off road parking at the front of the property.

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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