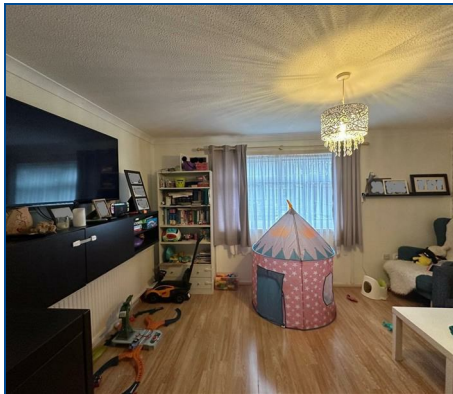


Peterborough  
 Telephone: 01733 560 650  
 Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Eldern, Orton Malborne, Peterborough, PE2 5NQ**  
**Offers in excess of £180,000**  
**Freehold**

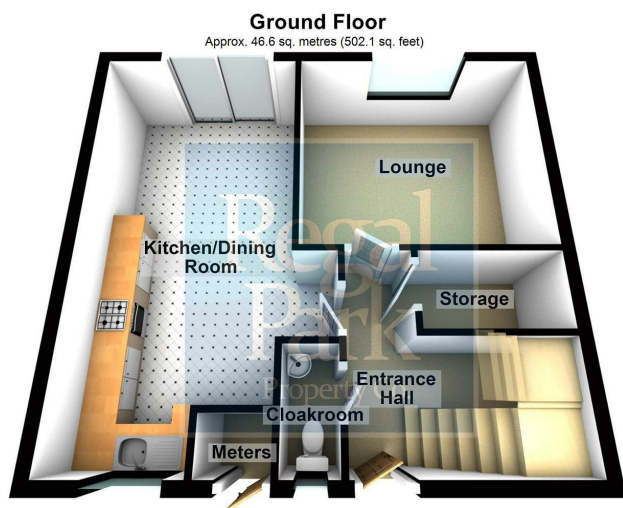
Regal Park are pleased to offer this 3 Bedroom Terrace House in the popular location of Orton Malborne. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms and a Bathroom.

There is an enclosed rear garden.  
 Viewings Highly Recommended.  
 No Chain.

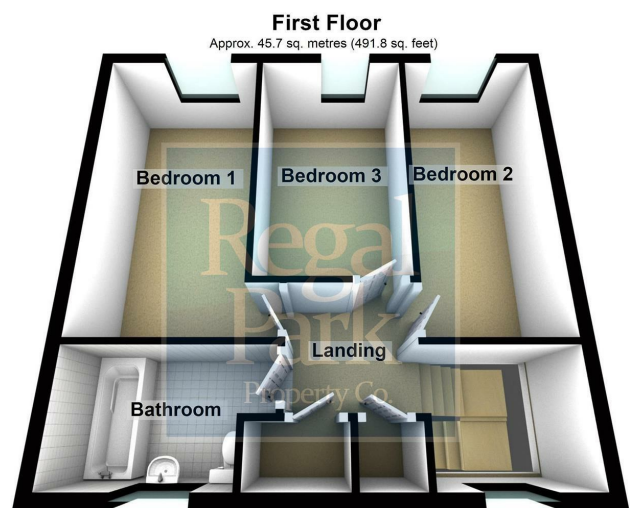
EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Total area: approx. 92.3 sq. metres (993.9 sq. feet)



### Entrance Hall

Laminate flooring, storage cupboard, stairs, door to:

### Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, corner wall mounted wash hand basin and WC, tiled flooring.

### Kitchen/Dining Room

21'6" x 8'4" max (6.55m x 2.54m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob, uPVC double glazed window to front, double radiator, laminate flooring, uPVC double glazed sliding patio doors to garden.

### Lounge

11'1" x 14'8" (3.38m x 4.47m)

UPVC double glazed window to rear, double radiator, laminate flooring, TV point.

### Landing

UPVC double glazed window to front, double radiator, fitted carpet, storage cupboard with wall mounted boiler, further storage cupboard, door to:

### Bedroom 1

15'4" x 8'5" (4.67m x 2.57m)

UPVC double glazed window to rear, double radiator, fitted carpet.

### Bedroom 2

15'4" x 6'9" (4.67m x 2.07m)

UPVC double glazed window to rear, laminate flooring.

### Bedroom 3

12'5" x 7'6" (3.78m x 2.29m)

UPVC double glazed window to rear, fitted carpet.

### Bathroom

Fitted with three piece suite comprising corner bath with shower over, pedestal wash hand basin and WC, fully tiled walls, two uPVC obscure double glazed windows to front, vinyl flooring, heated towel rail.

### Outside

The rear garden has a concrete area, laid to lawn, gated rear access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.