

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



**Basil Green, Orton Longueville, Peterborough, PE2 7AW**  
**Price £250,000**  
**Freehold**

**\*VERSATILE 2/3 BEDROOM HOUSE\* \*CLOSE TO LOCAL AMENITIES\***

Regal Park are pleased to offer this well presented 2/3 Bedroom Semi Detached House in the popular location of Orton Longueville. The property is situated close to local amenities and bus top and has been modernised by the current owners over the years. The property comprises; Entrance Hall, Lounge, Kitchen, Dining Room/Bedroom 3, Bedroom 2. The first floor has the Master Bedroom with built in wardrobes and 4 piece Bathroom.

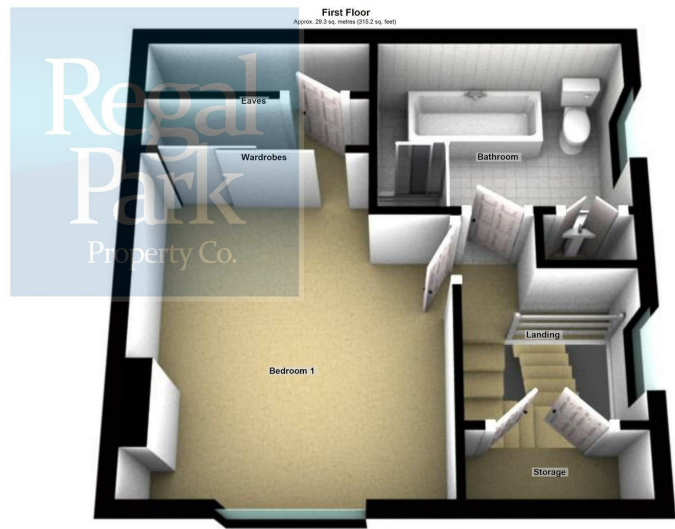
There is a Driveway providing off road parking and part converted Garage with part storage and sun room and enclosed rear garden.

Viewings Highly Recommended.

EPC Rating: D

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





### Entrance Hall

Double radiator, laminate flooring, telephone point, stairs, door to:

### Lounge

15'0" x 9'11" (4.57m x 3.02m)

UPVC double glazed window to front, coal effect electric fireplace, double radiator, fitted carpet, TV point.

### Kitchen

7'6" x 10'7" max (2.29m x 3.23m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted combination boiler, plumbing for washing machine, space for under counter fridge & freezer, space for cooker, uPVC double glazed window to front, double radiator, laminate flooring, under-stairs storage cupboard, uPVC double glazed door to driveway.

### Dining Room

15'7" x 9'0" (4.75m x 2.74m)

Radiator, fitted carpet, TV point, uPVC double glazed sliding patio doors to garden.

### Bedroom 2

11'10" x 8'7" max (3.61m x 2.62m max)

UPVC double glazed window to rear, two radiators, fitted carpet.

### Landing

UPVC double glazed window to side, fitted carpet, double door to storage cupboard, door to:

### Bedroom 1

12'9" x 11'4" (3.89m x 3.45m)

UPVC double glazed window to front, radiator, fitted carpet, eaves roof space, built-in wardrobe(s) with full-length mirrored sliding doors and eaves storage.

### Bathroom

Fitted with four piece comprising deep panelled bath, wash hand basin with drawers under and double door to storage cupboard, tiled shower cubicle with fitted shower over and close coupled WC, fully tiled walls, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Outside

There is a Driveway providing off road parking, leading to a part converted Garage with metal up and over door, storage and storage space.

The rear garden has a patio area, laid to lawn with mature flowers and trees, gated side access.

### Sun Room (Part Converted Garage)

12'10" x 8'10" (3.91m x 2.69m)

UPVC double glazed window to side, vinyl flooring, space for under counter fridge, uPVC double glazed french double doors to garden.

### 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.