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



Walgrave, Orton Malborne, Peterborough, PE2 5NS
Offers in excess of £155,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *IN NEED OF MODERNISING* *NO CHAIN

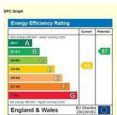
Regal Park are pleased to offer this 2 Bedroom Terrace House in the popular location of Orton Malborne. The property is in need of modernising and is ideal for first time buyers or investors and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Kitchen, Lounge/Dining Room, 2 Bedrooms and a Bathroom.

There is an enclosed rear garden.

Viewings Highly Recommended.

No Chain.

EPC Rating: D





Total area: approx. 61.4 sq. metres (661.4 sq. feet)



Hall

UPVC obscure double glazed window, tiled flooring, open to:

Entrance Hall

Radiator, storage cupboard, tiled flooring, space for fridge/freezer, door to:

Lounge/Dining Room

14'4" x 14'0" (4.37m x 4.27m)

Double radiator, laminate flooring, TV point, telephone point, UPVC double glazed sliding patio doors to garden:

Kitchen

8'1" x 7'7" (2.46m x 2.31m)

Fitted with a matching range of base drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, fitted electric oven and four ring electric hob, extractor hood over, tiled flooring.

First Floor and Landing

Fitted carpet, storage cupboard with wall mounted boiler.

Bedroom 1

11'0" x 14'0" max (3.35m x 4.27m max)

UPVC double glazed window to rear, radiator, telephone point, fitted carpet, storage cupboard.

Bedroom 2

11'6" x 7'5" max (3.51m x 2.26m max)

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

Bathroom

Fitted with a three piece suite, comprising of a bath, pedestal wash hand basin, WC, radiator, tiled walls, tiled flooring.

Outside

The rear garden has a patio area, laid to lawn, timber shed, 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.