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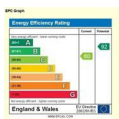
Kelburn Road, Orton Northgate, Peterborough, PE2 6BY
Offers in excess of £250,000
Freehold

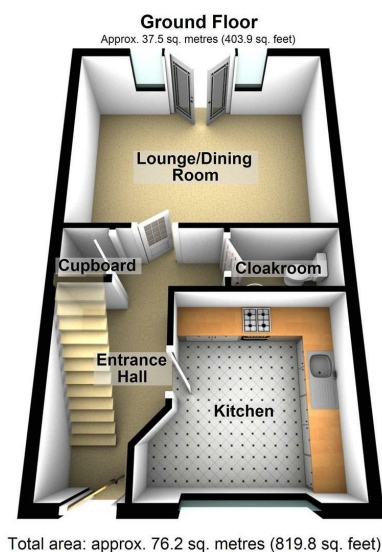
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented 3 Bedroom Terrace House in the popular location of Orton Northgate. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 2 further Bedrooms and a Bathroom.

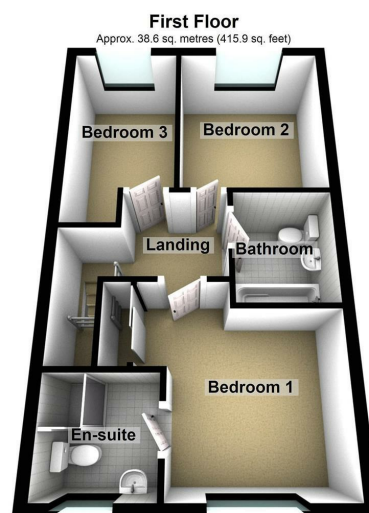
There is parking to the front of the property for 2 cars and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: C





Total area: approx. 76.2 sq. metres (819.8 sq. feet)



Entrance Hall

Amtico flooring, radiator, under-stairs storage cupboard, under-stairs shoe storage, stairs, door to:

Kitchen

10'2" x 11'3" max (3.10m x 3.43m max)

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and washing machine, built-in electric oven with four ring gas hob with pull out extractor hood over, wall mounted concealed boiler, uPVC double glazed window to front, radiator, vinyl flooring.

Cloakroom

Fitted with two piece comprising, pedestal wash hand basin and close coupled WC, tiled surround, radiator, vinyl flooring.

Lounge/Dining Room

11'11" x 15'5" (3.64m x 4.70m)

Two uPVC double glazed windows to rear, double radiator, amtico flooring, telephone point, TV point, uPVC double glazed french double door to garden.

Stairs and Landing

Radiator, fitted carpet, door to:

Bedroom 1

9'11" x 11'1" (3.02m x 3.38m)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors, door to:

En-Suite

Fitted with a three piece suite comprising pedestal wash hand basin, shower cubicle with shower over, and close coupled WC, UPVC obscure double glazed window to front, radiator, vinyl flooring.

Bedroom 2

10'10" x 8'8" (3.30m x 2.64m)

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

Bedroom 3

9'9" x 6'5" max (2.97m x 1.96m max)

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

Bathroom

Fitted with three piece suite comprising panelled bath with rain shower over, pedestal wash hand basin and close coupled WC, tiled surround, radiator, amtico flooring.

Outside

To the front of the property are two parking spaces.

The rear garden has a patio area, lawn area, shed, rear access.

Estate Charges

The vendor has advised an annual estate charge of approx £190 per annum.

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.