

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

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



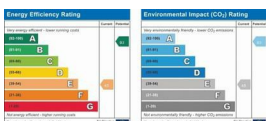
## Paulsgrove, Orton Wistow, Peterborough, PE2 6YF £725

**\*CLOSE TO LOCAL AMENITIES\* \*CLOSE TO LYNCH WOOD BUSINESS PARK\*  
\*EASY ACCESS TO A1\* \*NEW FLOORING THROUGHOUT\* \*RE-DECORATED  
THROUGHOUT\* \*PARKING\* \*GARDEN AREA\* \*CUL-DE-SAC\***

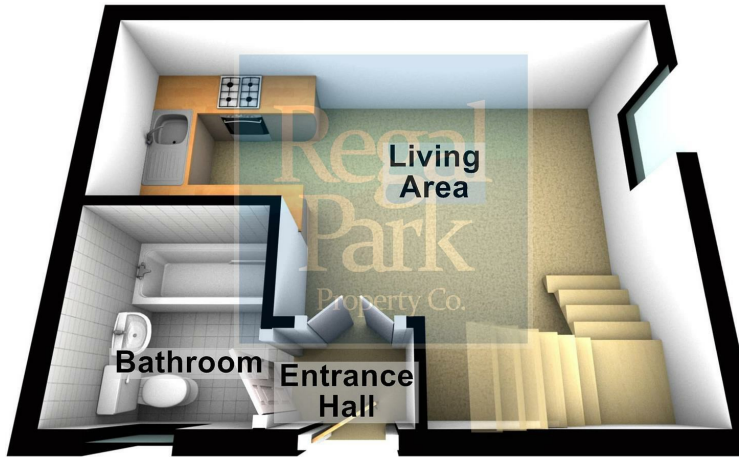
Regal Park are pleased to offer this 1 Bedroom Cluster House in the popular location of Orton Wistow. The property is situated in a cul-de-sac close to local amenities, close to Lynch Wood Business Park, Ferry Meadows Country Park and is within easy access to A1. The property comprises; Entrance Hall, Bathroom, open plan Living Area, stairs to galleried Bedroom.

There is an allocated parking space and private garden area.  
Viewings Highly Recommended.

EPC Rating: E



## Ground Floor



## First Floor



### Entrance Hall

Vinyl flooring, smoke alarm, double door to Living area, door to:

There is allocated parking to the front of the property.  
There is gated access to a garden area with timber shed.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, wall mounted infra red electric panel, uPVC obscure double glazed window, vinyl flooring.

### Living Area

18'3" x 13'3" max (5.56m x 4.04m max)

The lounge area has a UPVC double glazed window, fitted carpet, telephone point, TV point, two wall mounted infra red electric panels, heat alarm, stairs, open plan to; The Kitchen area is fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, fitted electric oven with 4 ring electric hob, extractor hood over, space for fridge/freezer, plumbing for washing machine, vinyl flooring.

### Stairs to First Floor

Fitted carpet, open to:

### Bedroom 1

13'5" x 8'5" (4.09m x 2.57m)

Fitted carpet, built in double wardrobes with mirrored sliding doors, velux skylight window, galleried view, TV point, smoke detector.

### Outside

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.