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**Regal
Park**
Property Co.



Oundle Road, Orton Longueville, Peterborough, PE2 7DQ
£1,600 Per month

WALKING DISTANCE TO CITY CENTRE* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1
Regal Park are pleased to offer this well presented 3 Bedroom Detached Home in the popular location of Orton Longueville. The property has recently been redecorated throughout with new carpets and comprises of; Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and a Bathroom. There is off road parking to the front of the property and a good size rear garden. Viewings Highly Recommended.

EPC Rating: C

Entrance Hall

Radiator, carpet, under-stairs storage cupboard, UPVC window to front.

Lounge

14'1" x 11'1"

Brick built fireplace, radiator, fitted carpet, telephone point, two UPVC windows to rear, UPVC door to garden, coving to ceiling.

Dining Room

12'1" x 11'7"

UPVC bay window to front, radiator, fitted carpet.

Kitchen

8'4" x 14'2"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer, plumbing for dishwasher and washing machine, fitted electric oven with four ring gas hob, wall mounted concealed boiler, double radiator, UPVC window to rear, UPVC obscure door to garden, UPVC window to side, tiled flooring.

Stairs and Landing

Fitted carpet, UPVC window to front.

Bedroom 1

14'1" x 11'1"

UPVC window to rear, radiator, fitted carpet, coving to ceiling.

Bedroom 2

9'9" 11'8"

UPVC window to front, radiator, fitted carpet.

Bedroom 3

8'4" x 6'10"

UPVC window to rear, radiator, fitted carpet.

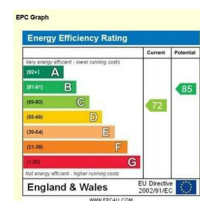
Bathroom

Fitted with a three piece suite comprising; bath with shower over, pedestal wash hand basin and WC, UPVC obscure window, radiator, vinyl flooring.

Outside

The front has a gravel driveway providing off road parking.

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



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.

