

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



Stagsden, Orton Goldhay, Peterborough, PE2 5RW
Price £210,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *RE-FITTED KITCHEN* *RE-FITTED CLOAKROOM

RE-FITTED BATHROOM* *RE-DECORATED THROUGHOUT* *NEW FLOORING THROUGHOUT* *NO CHAIN

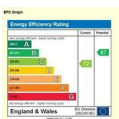
Regal Park are pleased to offer this well presented 3 Bedroom House in the popular location of Orton Goldhay. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Re-Fitted Cloakroom, Re-Fitted Kitchen/Dining Room, Lounge. The first floor has 3 Bedrooms and a Re-Fitted Bathroom.

There is communal parking and low maintenance rear garden.

Viewings Highly Recommended.

No Chain.

EPC: C





Total area: approx. 85.8 sq. metres (923.7 sq. feet)



Entrance Hall

Under stairs storage cupboard, smoke detector, stairs, telephone point, laminate flooring, door to:

Cloakroom

Re-Fitted with a two piece suite comprising, corner wall mounted wash hand basin and close coupled WC, UPVC obscure double glazed window to front, vinyl flooring.

Kitchen/Dining Room

18'5" x 9'5" max (5.61m x 2.87m max)

Re-Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to front, radiator, vinyl flooring.

Lounge

10'9" x 15'9" (3.28m x 4.80m)

UPVC double glazed window to rear, double radiator, telephone point, laminate flooring, brick built feature wall, uPVC double glazed door to garden.

Stairs and Landing

Storage cupboard wall mounted combi boiler, over-stairs storage cupboard, smoke detector, access to loft, fitted carpet, door to:

Bedroom 1

14'1" x 8'10" max (4.29m x 2.69m max)

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

Bedroom 2

12'7" x 8'10" max (3.84m x 2.69m max)

UPVC double glazed window to rear, radiator, fitted carpet, built in double wardrobes.

Bedroom 3

9'6" x 6'6" (2.90m x 1.98m)

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

Bathroom

Re-Fitted with a three piece suite comprising deep panelled bath with electric shower over, wash hand basin and close coupled WC, uPVC obscure double glazed window to front, heated towel rail, vinyl flooring.

Outside

There is communal parking.

The rear garden has artificial grass with pathway to the rear with 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.