

13 Leighton  
Orton Malborne PE2 5QB  
£220,000

ROOMS  
TO LET  
01950 604 953

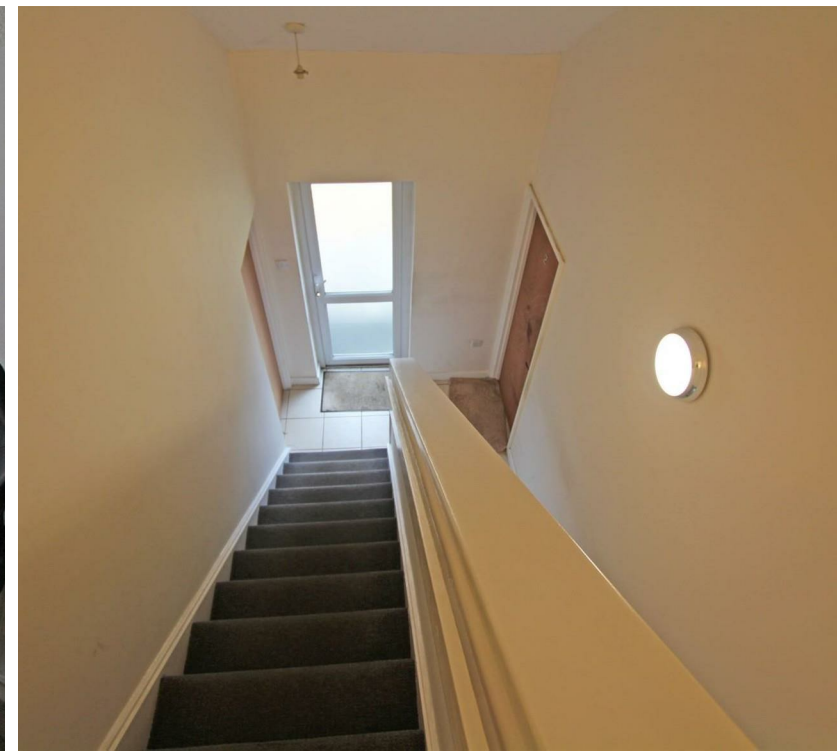
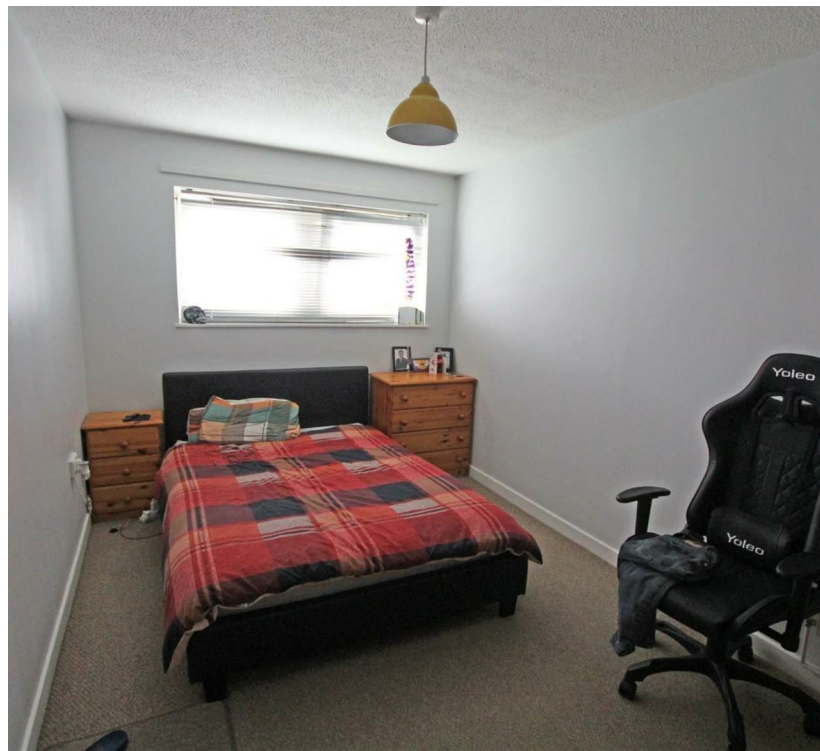
## 13 Leighton

### Orton Malborne PE2 5QB

Currently Licensed as an HMO this end terrace house can also be purchased as a versatile family home. With a potential monthly rents previously totalling £1895 a month, the accommodation offers five rental rooms, Entrance Hall, Cloakroom, Communal Kitchen Breakfast Room, Shower Room and Bathroom. Outside is a good size enclosed Garden. The property has gas radiator heating and PVCu double glazing. The accommodation is positioned close to many amenities and Peterborough's Orbital Road System. Viewing is recommended.

The property when last let fully got £1895 a month. However we are told by the letting agents these are conservative figures compared to other properties where rent reviews have taken place.

Tenure Freehold  
EPC to follow





Entrance Hall

Cloakroom

Communal Kitchen  
14'7" x 8'7" (4.45m x 2.62m)

Communal Shower Room

Rental room 1  
11'0" x 9'6" (3.36m x 2.91m)

Rental room 2  
12'0" x 9'7" (3.66m x 2.93m)

Rental Room 3  
11'10" x 8'7" (3.62m x 2.62m)

Landing

Communal Bathroom

Rental Room 4  
14'7" x 9'6" (4.46m x 2.91m)

Rental Room 5  
14'7" x 8'10" (4.46m x 2.71m)

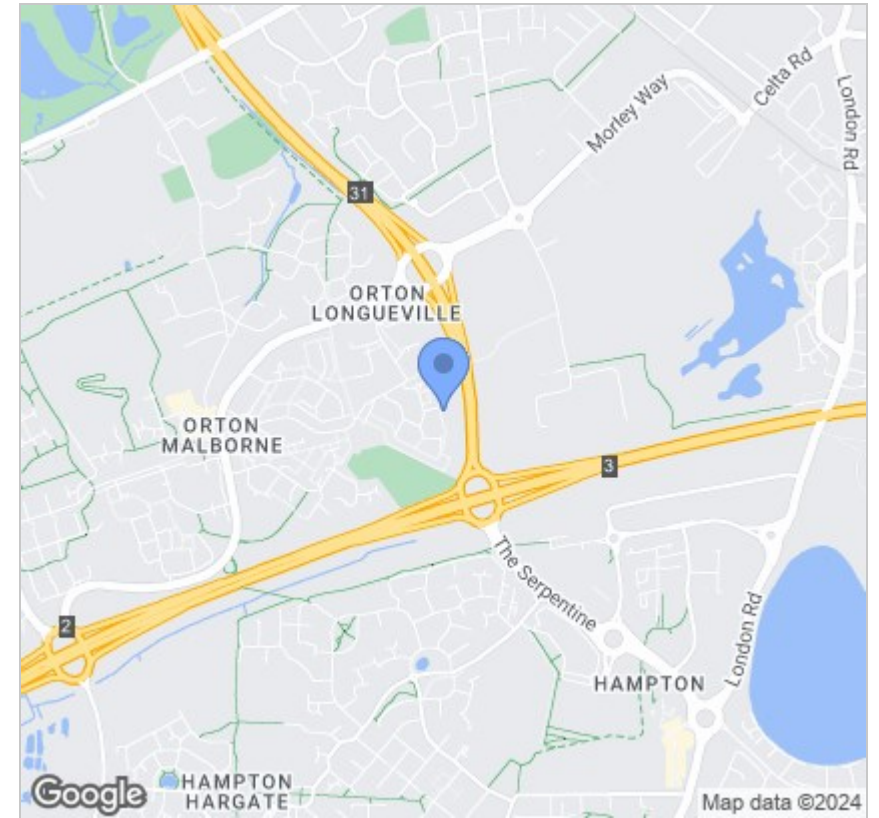
Outside  
Outside is an enclosed gravel garden stretching to two sides of the property.



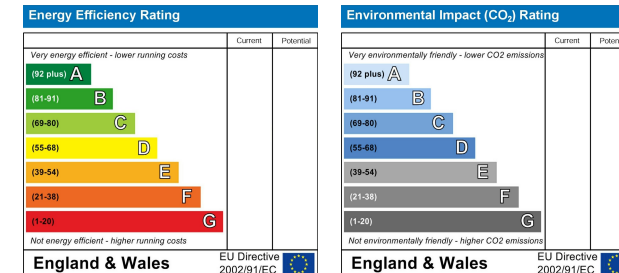
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk