



16 Birchwood  
Orton Goldhay PE2 5UQ  
Offers in excess of £200,000

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## 16 Birchwood

### Orton Goldhay PE2 5UQ

\* In need of Renovation \* Three Bedroom Semi-Detached Family Home being sold with No Upward Chain, is situated in a popular location.

It benefits from being close to local amenities and schools as well as the A1 and a short drive to the city centre.

The property consists of Entrance leading to upstairs and To left leads into a large lounge/ diner with a window to the front and rear, from the dining area leads to the kitchen which has a large cupboard , base to wall cabinets , space for cooker, washing machine and fridge. and access door to the rear garden.

One the first floor are two double bedroom, one single and a Family Bathroom

Outside to the rear is a enclosed garden, mainly patio and pond .To the front small shrub area with a separate garage and drive.

Tenure FREEHOLD  
Council Band : B  
EPC : PENDING





Entrance

Lounge /diner  
23'8" x 11'0" (7.223 x 3.37)

Kitchen  
9'7" x 7'1" (2.942 x 2.184)

Landing

Bedroom one  
11'9" x 8'11" (3.598 x 2.726)

Bedroom Two  
11'8" x 8'10" (3.570 x 2.699)

Bedroom Three  
7'3" x 6'0" (2.234 x 1.853)

Family Bathroom

Enclosed rear garden

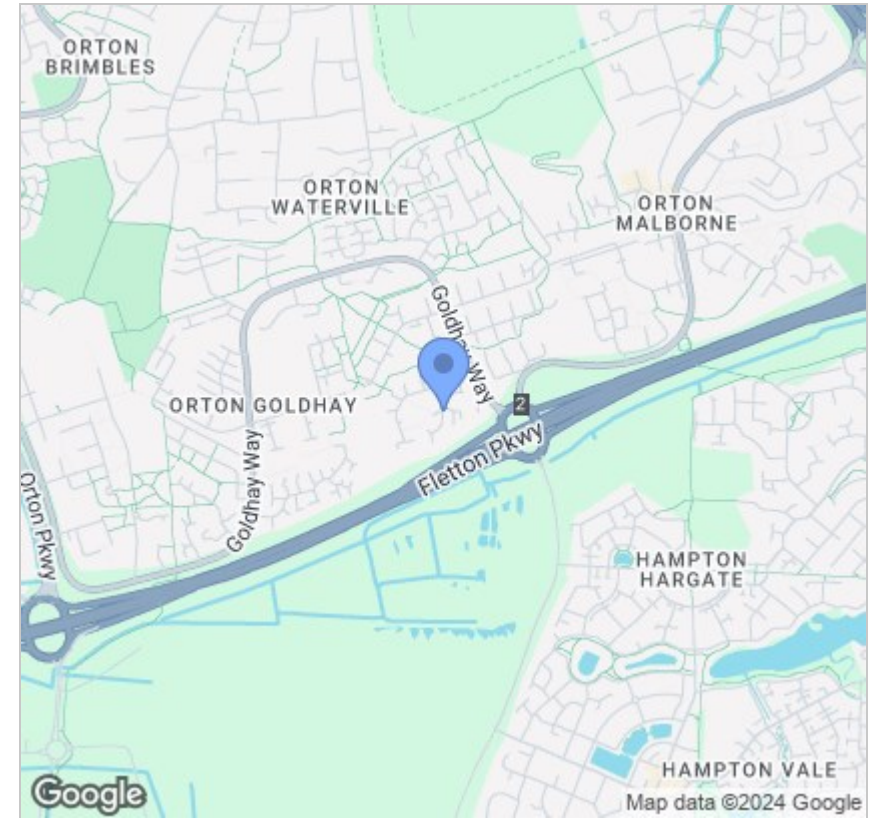
Single garage and drive



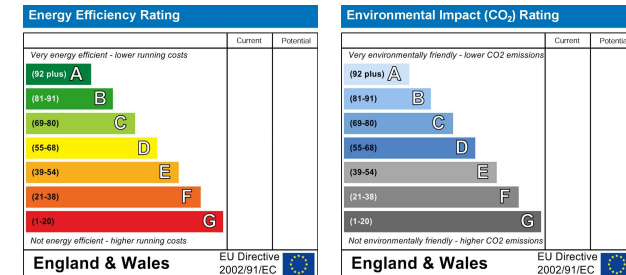
## Floor Plan



## 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.

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