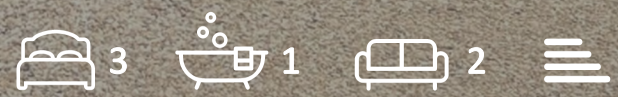




46 Kinnears Walk

Orton Goldhay PE2 5FF

Offers in the region of £220,000





## 46 Kinnears Walk

### Orton Goldhay PE2 5FF

Brilliantly presented semi detached house on Kinnears Walk, a popular part of Orton Goldhay.

In brief, this property comprises of;

Ground Floor- entrance hall, re-fitted kitchen, lounge/diner with understairs cupboard, conservatory.

First Floor- landing, bedroom one with built in wardrobe, bedroom two is currently set as a dressing room, bedroom three and a re-fitted family bathroom.

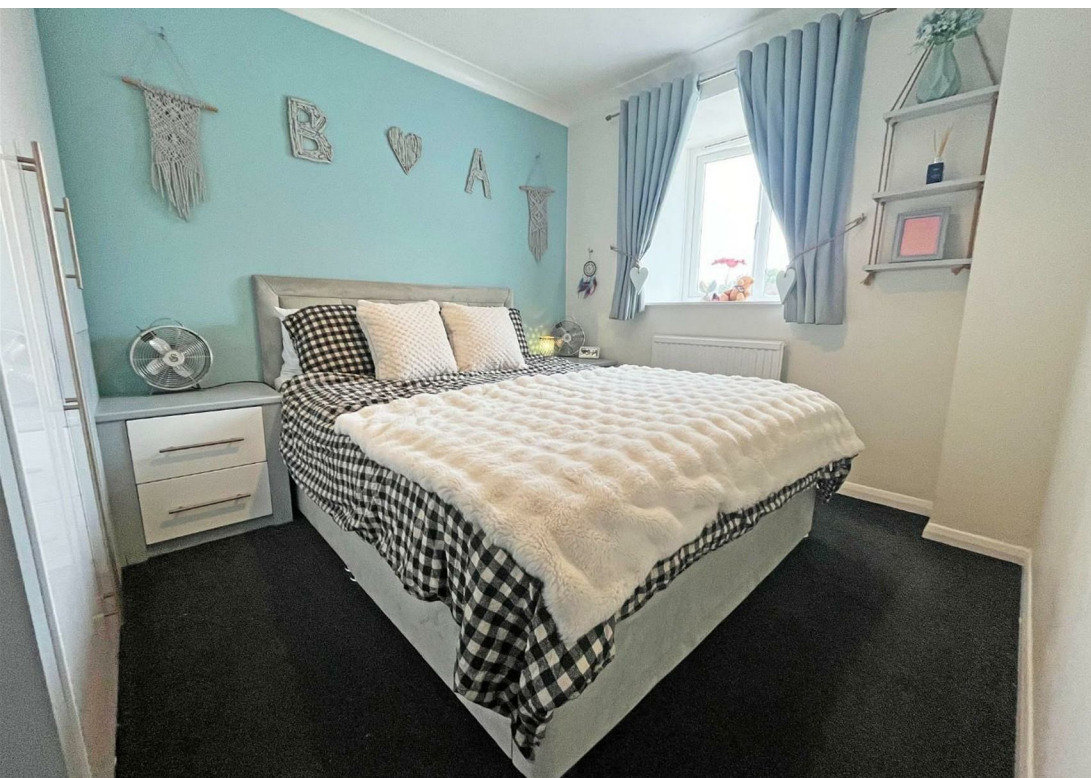
Outside- the frontage and driveway are laid to gravel, side access. To the rear of the property, an enclosed rear garden mainly laid to lawn and patio. This property also benefits from a garden room/office.

This property is with easy reach of all Orton has to offer and close to the major transport links for Peterborough.

Tenure: Freehold  
Council Tax Band: B







Ground Floor

Entrance Hall

Kitchen

8'5" x 7'10" (2.57m x 2.39m)

Lounge/Diner

14'10" max x 13'11" max (4.53m max x 4.25m max)

Conservatory

12'10" x 10'2" (3.92m x 3.11m)

Approximate Measurements

First Floor

Landing

Bedroom One

10'8" max x 8'7" max (3.27m max x 2.64m max)

Bedroom Two

11'1" max x 8'7" max (3.38m max x 2.64m max)

Bedroom Three

7'10" x 7'1" (2.40m x 2.18m)

Family Bathroom





Floor Plan



Viewing

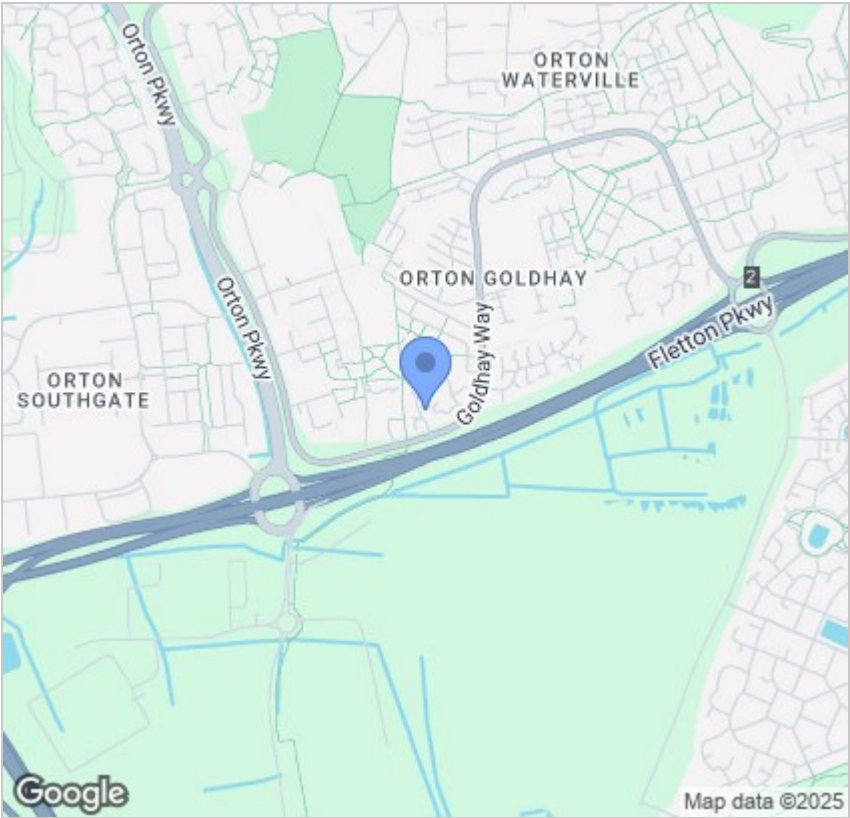
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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 firms 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

Area Map



Energy Efficiency Graph

