

# 29 Clayton

#### Orton Goldhay PE2 5SB

A Fully Refurbished Mid-Terrace house, situated in a small cul-de-sac, in a popular residential area. The vendors have installed a brand new kitchen, bathroom, downstairs cloakroom, new carpets and flooring and decorated throughout.

This property comprises of;

Ground Floor- Entrance hall with under stairs cupboard, lounge, kitchen/diner, and downstairs cloakroom.

First Floor- landing, three bedrooms and family bathroom.

Outside- off-road parking. Rear gated access to the enclosed garden.

Offered with vacant possession and no forward chain.

This property is within walking distance of the local amenities. also close to major transport links.

Tenure: Freehold Council Tax Band: A

























Entrance Hall 18'4" max x 5'10" max (5.60m max x 1.80m max)

Kitchen/Diner 18'4" x 9'6" (5.59m x 2.90m)

Lounge 15'9" x 10'9" (4.82m x 3.30m)

Downstairs Cloakroom 3'11" x 2'8" (1.20m x 0.82m)

Landing 12'10" max x 5'10" max (3.93m max x 1.78m max)

Bedroom One 14'1" max x 8'9" max (4.30m max x 2.69m max)

Bedroom Two 15'0" max x 8'11" max (4.59m max x 2.73m max)

Bedroom Three 9'8" x 6'5" (2.97m x 1.97m)

Bathroom 6'5" x 6'2" (1.98m x 1.88m)

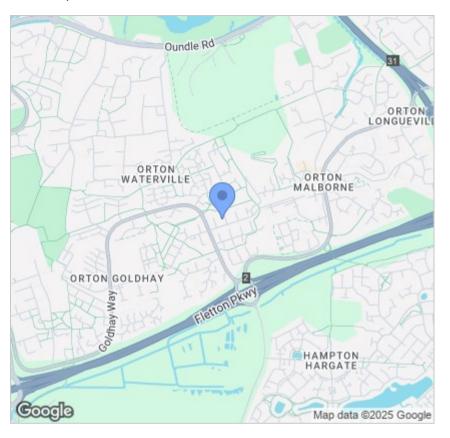
## Floor Plan Area Map



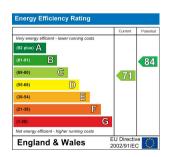
#### Viewing

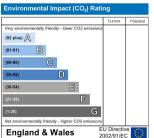
Please contact our Orton Office on 01733 852257

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**





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.



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