



58 Hanbury

Orton Goldhay PE2 5QU

£205,000



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Enjoying a cul-de-sac location is this well presented, staggered end terraced family home located within a popular residential area of Hanbury, Orton Goldhay. Conveniently placed, the property is ideally situated near to, local amenities and the Ortongate Shopping Centre, with local transport links nearby and in brief, the property comprises.

From the front, into a light & airy hallway entrance with two built in large, storage cupboards, and a downstairs cloakroom, with stairs also, leading to the first floor. From the hall, door leads into a generous size lounge/diner with dual aspect windows and laminate flooring. Finishing off the ground floor accommodation is an ample size kitchen with range of wall and floor level units with fitted worktop surfaces with tiled splashbacks, with plumbing for washing machine and a vent, for a tumble dryer. Space is also provided for a free standing oven and a fridge freezer, double glazed window overlooking the rear garden with door to the side, providing access into an enclosed rear garden.

Venturing up to the first floor, there is access to a storage cupboard, three good size bedrooms and a three piece family bathroom.

Outside to the front, off road parking provides parking for two vehicles, an outside light and water tap. The rear garden is enclosed with mature shrub bushes, paved patio & lawned rear garden and a wooden garden shed.

Tenure: Freehold
Council Tax Band: A





Entrance Hall:

Cloakroom:

Lounge/Diner:

23'6" x 10'7" max (7.17m x 3.23m max)

Kitchen:

9'8" max x 10'8" (2.96m max x 3.26m)

First Floor & Landing:

Bedroom 1:

11'8" x 10'5" plus door recess (3.58m x 3.19m plus door recess)

Bedroom 2:

11'6" x 10'4" (3.52m x 3.15m)

Bedroom 3:

8'9" x 8'7" (2.67m x 2.64m)

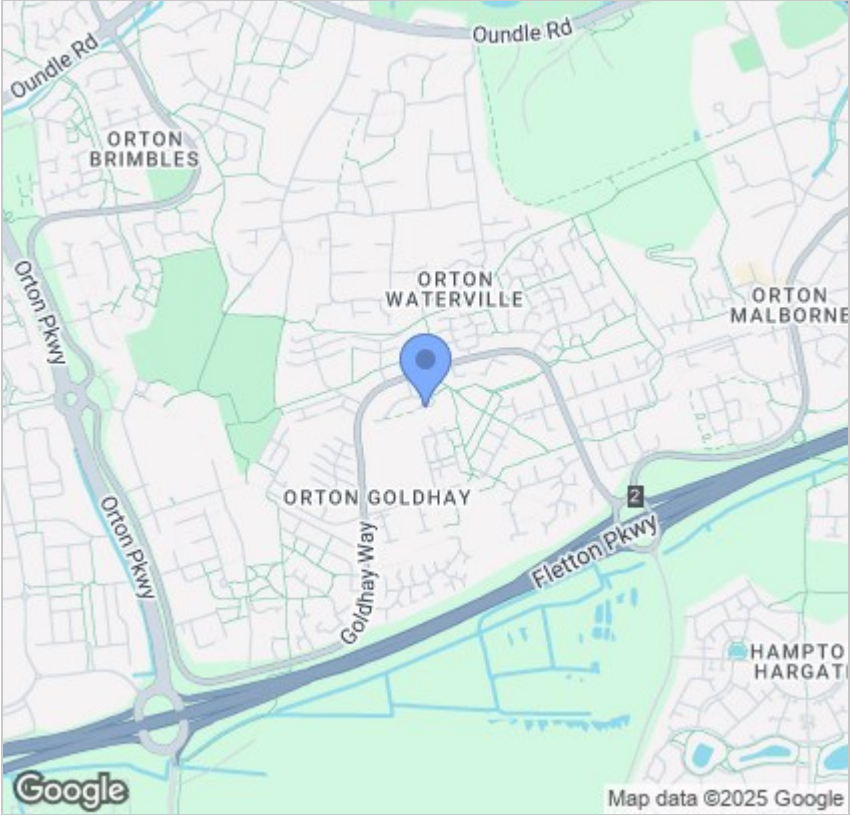
Family Bathroom:



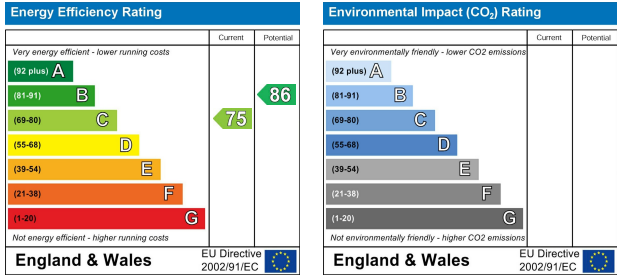
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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