



Guide price £160,000  
Bifield, ORTON GOLDHAY, Peterborough, PE2



 3  
Bedrooms

 1  
Bathroom

Pinnacle House, Newark Road | [Sales@edward-stuart.co.uk](mailto:Sales@edward-stuart.co.uk)

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**GUIDE PRICE £160.000 - £170.000**  
**EXTENDED 3 bedroom home with NO CHAIN**

The property requires modernisation and has an Entrance Hall, WC, Kitchen/Breakfast Room and Lounge/Diner

The first floor has 3 bedrooms and the family bathroom

Outside the home has communal parking

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### **Entrance**

With storage, radiator and stairs leading to first floor.

### **WC**

Fitted WC and Wash hand basin

**Kitchen / Breakfast Room** *5.50m x 2.80m (18' 1" x 9' 2")*

Fitted kitchen comprising of matching wall and base units with work surface over and sink. tiled splash backs, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring and UPVC window

**Lounge / Diner** *5.60m x 4.80m (18' 4" x 15' 9")*

Double glazed French doors leading to rear garden and 2 radiators

### **First floor**

Storage (with boiler) and doors to all rooms

**Bedroom 1** *4.20m x 2.60m (13' 9" x 8' 6")*

With UPVC window to the front and radiator

**Bedroom 2** *4.10m x 2.50m (13' 5" x 8' 2")*

With UPVC window to the rear and radiator

**Bedroom 3** *3.00m x 1.90m (9' 10" x 6' 3")*

With UPVC window to the rear and radiator

### **Bathroom**

Fitted with WC, Wash hand basin, shower cubicle and bath. Part tiled walls and UPVC window to the front

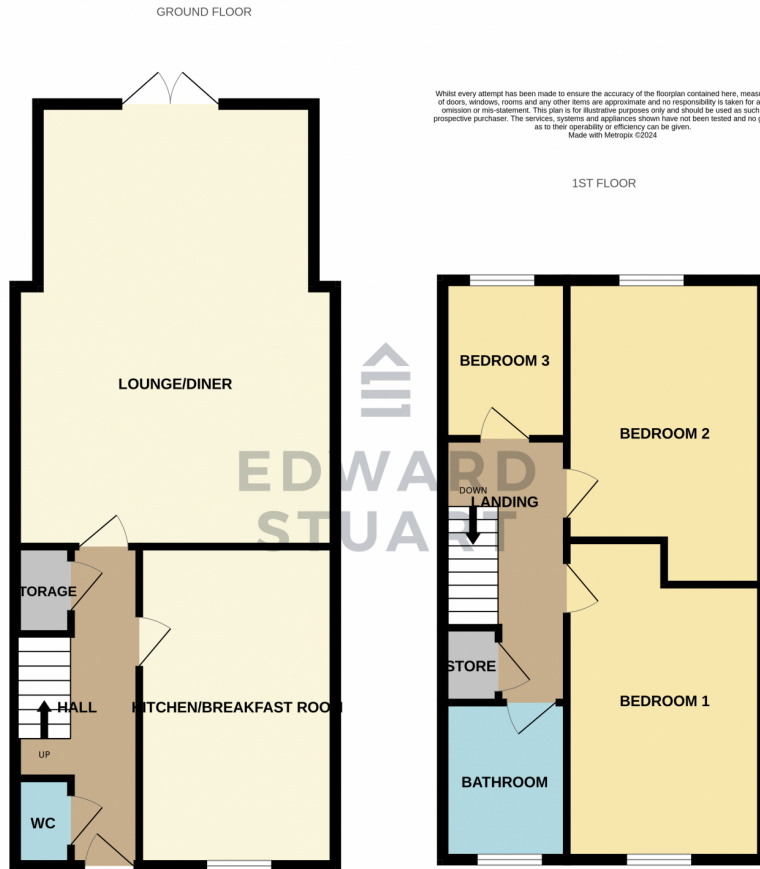
### **Outside**

Enclosed rear garden with lawn area. Communal parking





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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