



126 Bringhurst

Orton Goldhay | Peterborough | PE2 5RZ

Offers over £175,000

We are pleased to present this three bedroom, terraced property located in Orton Goldhay.

The property consists of – Lounge, Kitchen, Three bedrooms, a Bathroom and a WC.

This property offers spacious family accommodation and is located south of Peterborough within a few miles of the City Centre. There are local shops, a dental surgery and primary schools and communication links are good with Peterborough offering a service to London Kings Cross and the A1 providing links to the north and south of the country.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge

15'9" x 9'10"

The lounge is a large reception with carpeted flooring and a window looking out over the rear garden. A door from this room gives access to the outside.

Kitchen

16'5" x 9'7"

The spacious kitchen is light-filled and enjoys a front aspect view. It offers modern, white wall and base cabinets with laminate flooring and part-tiled walls. There is ample space for under worktop and free-standing appliances and there is space here also for a breakfast table

Bedroom 1

13'6" x 8'10"

This double bedroom is well-proportioned and enjoys garden views.

Bedroom 2

13'3" x 6'7"

This is also a good-sized double bedroom with a front aspect view.

Bedroom 3

8'9" x 6'6"

The third bedroom is a good sized single room which looks out over the rear garden.

Bathroom

5'8" x 2'7"

The bathroom offers a white bath and washbasin with coordinating wall tiling and a shower over the bath.

Toilet

5'8" x 2'7"

The separate WC is also on the first floor.

Garden

The property is approached over a paved pathway leading to the covered storm porch and main entrance. The rear, enclosed garden offers an area of decking for al fresco dining and a pedestrian gate to the rear.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

