



Marsham, Orton Goldhay, Peterborough, PE2 5RN

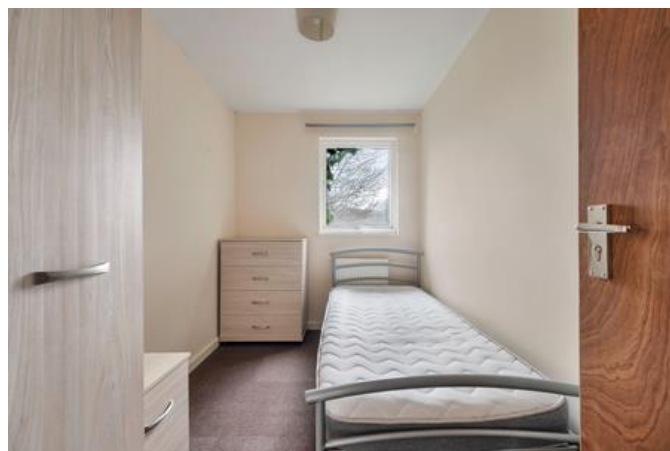
 **NEWTON FALLOWELL**

 3  1  1

Key Features

- THREE BEDROOMS
- END OF TERRACED HOME
- NO CHAIN
- Perfect investment purchase
- Great for the first time buyer
- Close to local amenities
- Close to Primary and Secondary education
- EPC Rating D
- Freehold

£160,000





We are excited to present this THREE BEDROOMED, end terraced property, located in a quiet Cul-de-Sac in Orton, Peterborough. Offering easy access to local schooling, Peterborough City Hospital, and amenities, this property is the perfect first-time purchase or an ideal investment opportunity. Boasting LOUNGE, A KITCHEN DINING ROOM, THREE BEDROOMS and a FAMILY BATHROOM.

Briefly comprising, an entrance hall to the front which leads to the living room. Also, from the entrance hall you have the kitchen/diner and WC, with a hall at the bottom with door leading you to the rear garden. To the first floor you have three fantastic sized bedrooms and a family bathroom on offer. To the front is space for vehicle parking to the rear of this home is a private enclosed garden mainly laid with lawn and patio area.

Entrance Hall

Lounge 13'0" x 11'0" (4m x 3.4m)

Kitchen/Diner 10'0" x 19'0" (3m x 5.8m)

Wc 3'0" x 5'0" (0.9m x 1.5m)

Landing

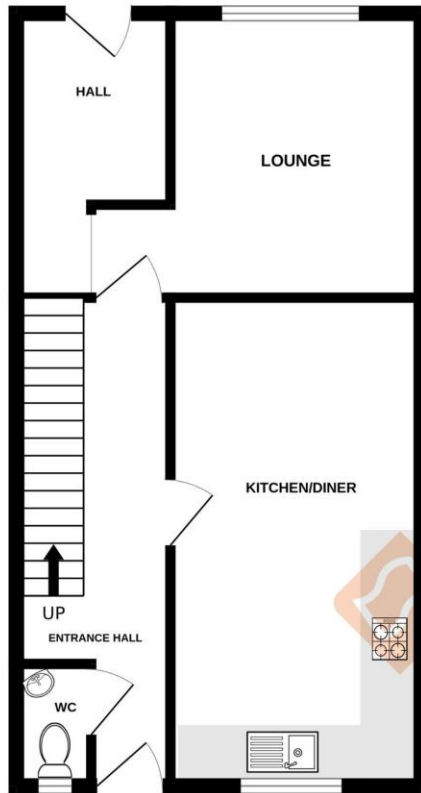
Bedroom One 9'0" x 14'0" (2.7m x 4.3m)

Bedroom Two 9'0" x 15'0" (2.7m x 4.6m)

Bedroom Three 6'6" x 10'0" (2m x 3m)

Bathroom 6'6" x 6'6" (2m x 2m)

GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.