



**Connells**

Birchwood  
Orton Goldhay Peterborough



## Property Description

Situated in Orton Golday, within a quiet cul-de-sac location, this fantastic two bedroom bungalow is located close by to Braybrook Primary School, Ortongate Shopping Centre, Bushfield Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hall leading through to the lounge/diner/kitchen. There are also two bedrooms and the bathroom. Outside is a private North/West facing garden with a summer house and decking area. The semi detached bungalow also benefits from a garage and driveway.

Benefiting from a garage, open plan kitchen/lounge/diner north facing rear garden. This two bedroom semi-detached bungalow is close by to Braybrook Primary School and Bushfield Academy as well as other local amenities.

## Entrance Hall

Door to front, vinyl flooring and cloak cupboard.

## Kitchen

8' 10" x 10' 9" ( 2.69m x 3.28m )  
UPVC double glazed window to front, high and low level storage with worktops over, tiled splashbacks, integrated oven and microwave, gas hob, stainless steel display and cooker hood. Laminate flooring throughout, stainless steel sink/drainer with 1 & 1/2 basin and mixer tap, space for free standing fridge freezer and coving.

## Lounge / Diner

16' 3" x 11' 1" ( 4.95m x 3.38m )  
Open plan to kitchen, French doors to rear, laminate flooring and coving.

## Bedroom One

12' 6" x 10' 2" ( 3.81m x 3.10m )  
Measurements include recess - UPVC double glazed window to rear, wood laminate flooring, radiator and coving.

## Bedroom Two

7' 6" x 9' 3" ( 2.29m x 2.82m )  
UPVC double glazed window to side, radiator, wood laminate flooring and coving.

## Bathroom

5' 7" x 6' 6" ( 1.70m x 1.98m )  
UPVC double glazed window to front, tiled flooring, radiator, pedestal wash hand basin, WC, shower cubicle and coving.

## Outside

## Rear Garden

Outside tap, north west facing, mainly laid to lawn and decking area.

## Summer House

8' 10" x 13' 5" ( 2.69m x 4.09m )  
Electrics.

## Front Garden

Path to entrance door and driveway to side to garage.

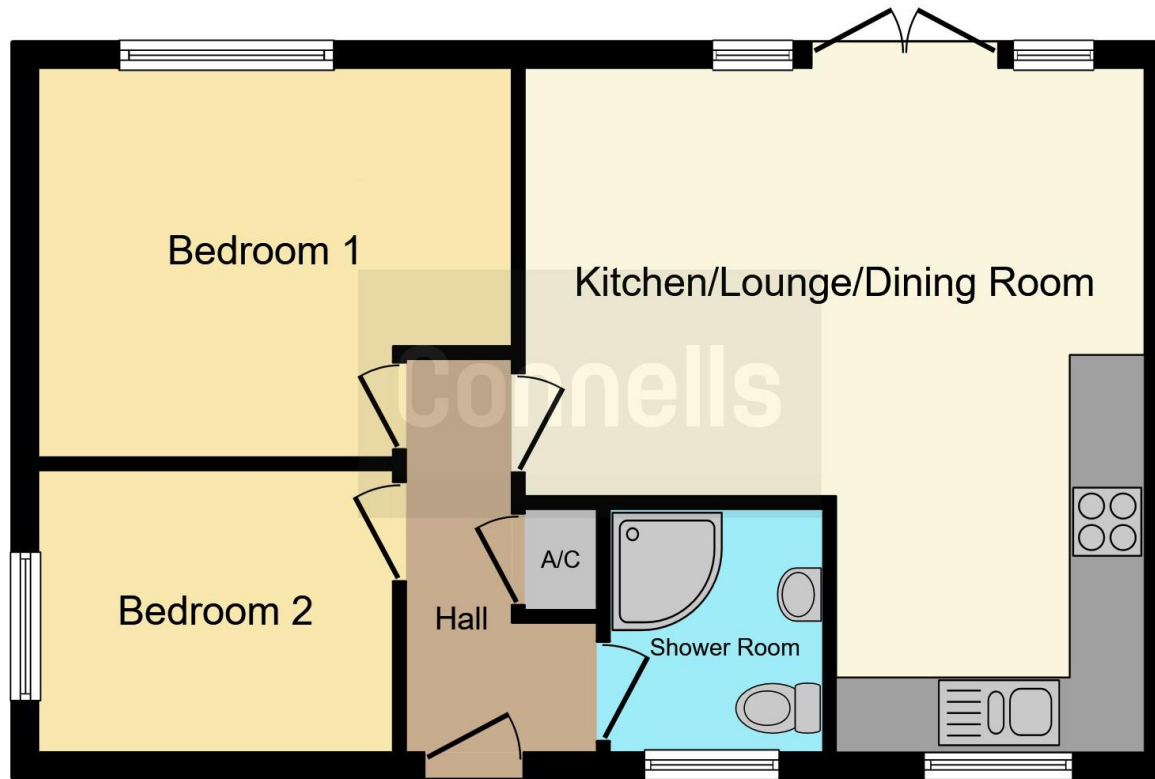
## Garage

Up and over door, no electrics.









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**EPC Rating: D**

Tenure: Freehold

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