



**Connells**

Birchwood  
Orton Goldhay Peterborough



## Property Description

Situated in Orton Goldhay, 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.

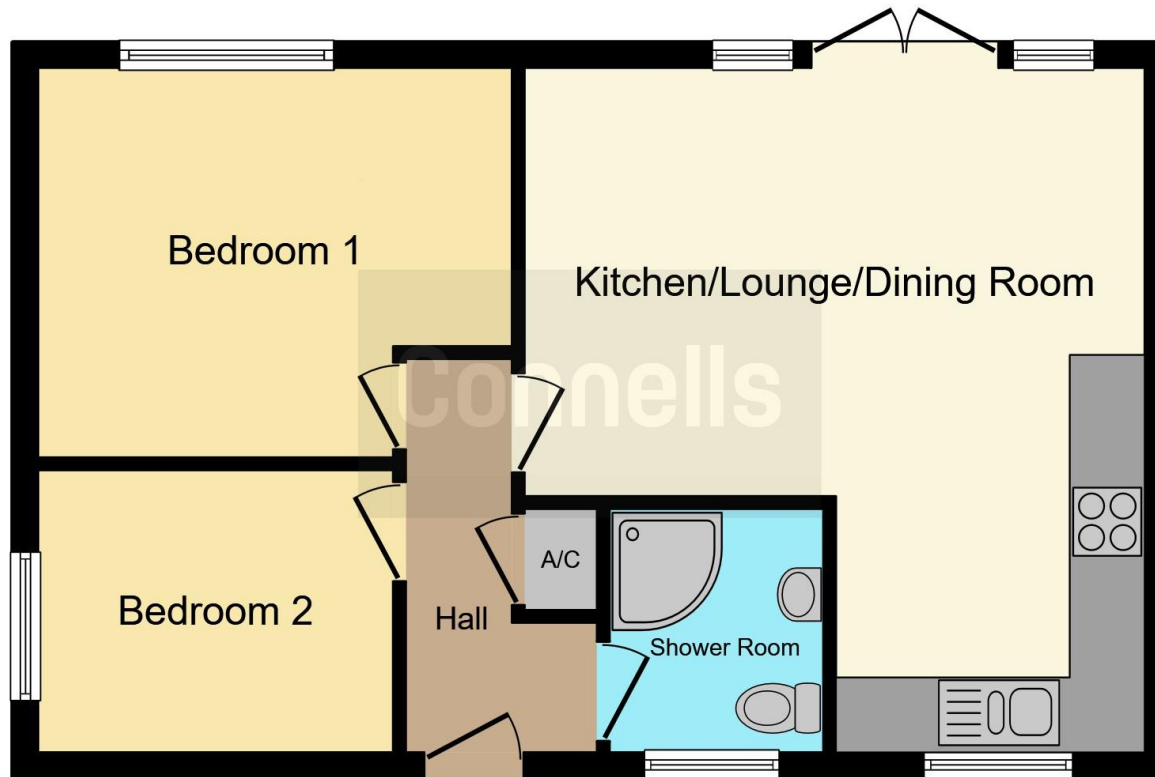
## Garage

Up and over door, no electrics.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
PETERBOROUGH PE1 1NA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO311373](http://connells.co.uk/Property/PBO311373)**



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO311373 - 0010