



**Connells**

Beverstone  
Orton Brimbles Peterborough



## Property Description

This is an area of mixed public and private sector housing dating almost entirely from the 1980s. Orton Brimbles contains the Ortons' first and only purpose-built solar powered houses at Gostwick. There is also Ormiston Meadows Academy, formerly Matley Primary School, a mainstream primary school with Enhanced Resources provision for children with physical disabilities.

There is a row of shops, including a post office, at Matley which also has a community centre where the Salvation Army hold Sunday services. Orton Brimbles falls within Orton Waterville Parish Council area.

Retirement / Over 55's - Two bedroom, detached, over 55's bungalow located in the popular Orton Brimbles. Accommodation comprises of an entrance hall, kitchen, lounge, two bedrooms, bathroom and rear garden. To the front of the property is a driveway.

## Entrance Hall

Carpet, panel heater and loft access.

## Lounge

18' 1" x 10' ( 5.51m x 3.05m )

Bay window to front, carpet, smoke alarm, fireplace, electric panel heater.

## Kitchen

8' 10" x 7' 1" ( 2.69m x 2.16m )

Window to front, high and low level storage with worktops over, 1 and 1/2 stainless sink/drainer with mixer tap, space for washing machine, space for fridge/freezer, extractor, tiled flooring, single oven and induction hob.

## Bedroom One

9' 11" x 10' ( 3.02m x 3.05m )

Window to rear, panel heater and patio doors to rear.

## Bedroom Two

9' 10" x 7' 2" ( 3.00m x 2.18m )

French patio doors to rear, panel heater and carpet.

## Bathroom

5' 6" x 7' 2" ( 1.68m x 2.18m )

Window to side, panel heater, extractor fan, double shower, wash hand basin and WC.

## Outside

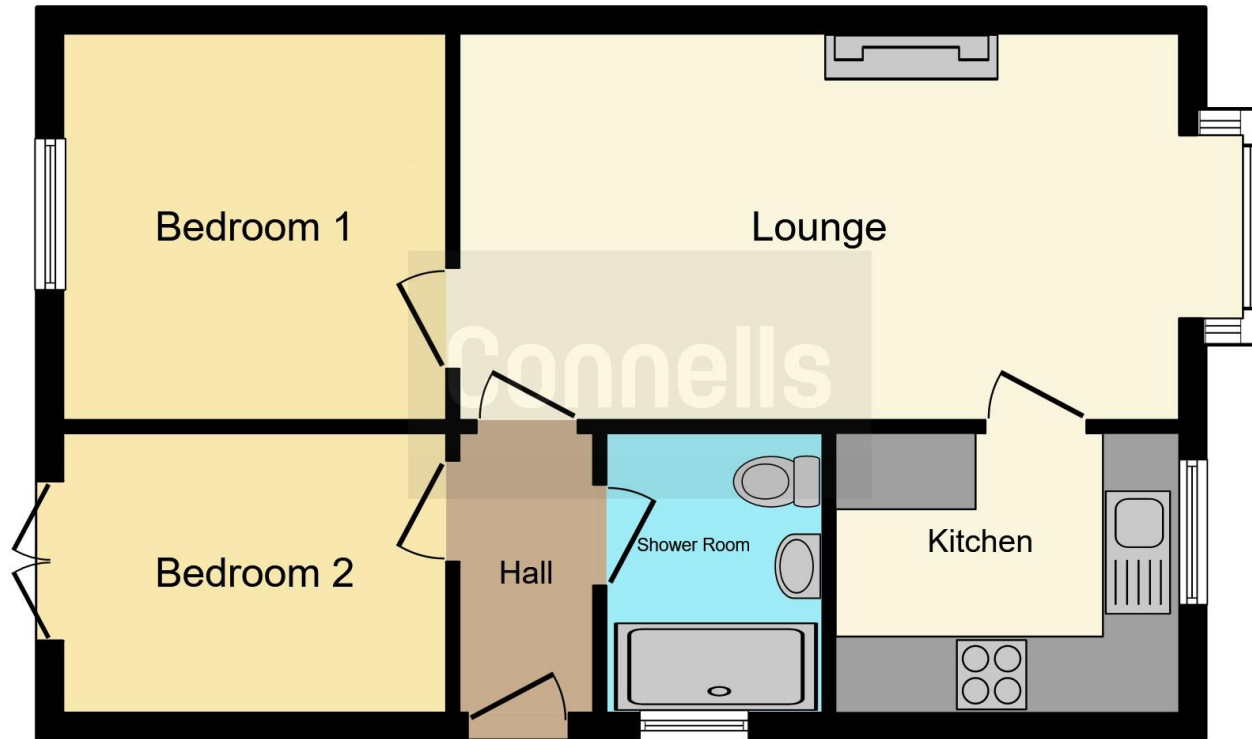
### Rear Garden

Laid to lawn and patio area, shed and no physical boundaries.









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**

14 Cowgate  
PETERBOROUGH PE1 1NA

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO311653](https://connells.co.uk/Property/PBO311653)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 17 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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