



**Connells**

Worsley  
Orton Goldhay Peterborough



## Property Description

This three bedroom semi-detached property presents an excellent opportunity for buyers seeking a well-laid-out home with no onward chain.

The ground floor accommodation is accessed via an entrance hallway, which provides access to a convenient ground floor cloakroom. The fitted kitchen is positioned to the rear and offers a practical layout with ample worktop and storage space. Adjacent to this, the lounge provides a comfortable living area with plenty of natural light and space for both relaxation and dining, creating a versatile main reception room.

To the first floor, the property offers three bedrooms, including a generously sized principal bedroom. The remaining bedrooms provide flexible space suitable for children, guests, or home working. A modern shower room and a separate toilet serve the first floor, adding to the practicality of the layout.

Externally, the property benefits from an enclosed rear garden, offering a secure and private space ideal for outdoor enjoyment. To the front, the property provides parking space, adding further convenience for residents.

With no onward chain and a sensible, family-friendly layout throughout, this home represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

### Entrance Hall

Door to front, stairs to first floor.

### Wc

WC and wash hand basin and laminate flooring.

### Lounge

Window to front and back, electric fireplace, laminate flooring, radiator and coving.

### Kitchen/Diner

Double doors to lounge, high and low level storage with worktops over, vinyl flooring, space for appliances, oven with gas hob and hood, double doors to rear.

### First Floor Landing

Window to front and storage cupboard.

### Bedroom One

Window to rear and radiator.

### Bedroom Two

Window to rear and carpet.

## **Bedroom Three**

Window to rear, carpet and radiator.

## **Wc**

WC and laminate flooring.

## **Shower Room**

Window to front, wash hand basin, shower cubicle, laminate flooring and radiator.

## **Outside**

## **Rear Garden**

Laid to lawn, patio area and shed.

## **Front**

Parking.

## **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

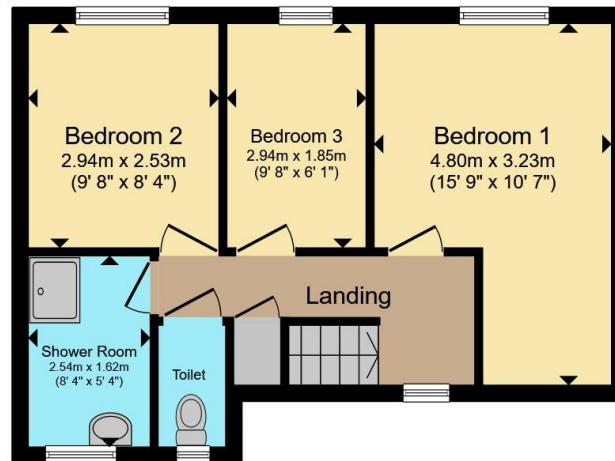








**Ground Floor**



**First Floor**

Total floor area 76.4 m<sup>2</sup> (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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