



Brudenell, Orton Goldhay Peterborough PE2 5SX

welcome to

Brudenell, Orton Goldhay Peterborough

****OFFERED WITH NO FORWARD CHAIN**** This well-presented and ready to move in FAMILY HOME briefly comprises ENTRANCE HALL, CLOAKROOM, KITCHEN/DINER, LOUNGE, FOUR BEDROOMS and FAMILY BATHROOM. Outside benefits from a good sized enclosed garden to the rear. Close to local shops, services and amenities, viewing is highly recommended.





Ground Floor



First Floor

Entrance Hall

12' 11" x 7' 3" (3.94m x 2.21m)

Kitchen/diner

18' 8" x 11' 6" (5.69m x 3.51m)

Living Room

17' 8" x 10' 6" (5.38m x 3.20m)

First Floor

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

Bedroom Two

14' 4" x 7' 2" (4.37m x 2.18m)

Bedroom Three

11' 2" x 5' 11" (3.40m x 1.80m)

Bedroom Four

11' 1" x 5' 6" (3.38m x 1.68m)

Family Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

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.

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- Four Bedrooms
- Terrace Home
- Kitchen Diner
- Cloakroom
- Lounge
- No Forward Chain
- First Time Buy/Investment

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120551



Property Ref:
PCG120551 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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